



Memorandum Development Services – Memo No. PZ20-036

Date: October 21, 2020

To: Planning and Zoning Commission

Thru: Kevin Mayo, Planning Administrator *KH*
David De La Torre, Planning Manager *DDT*

From: Susan Fiala, AICP, Senior Planner *SF*

Subject: PLH20-0013 ALTA CHANDLER AT THE PARK

Request: Rezone from Planned Area Development (PAD) to PAD for multi-family with a Mid-Rise Overlay and Preliminary Development Plan approval for a 293 unit apartment development

Location: Southwest corner of Chandler and Parklane Blvd.

Applicant: Brennan Ray, Burch & Cracchiolo, P.A.

Background

- Site is approximately 6.49 net acres
- Site was zoned in 1982 as part of the larger 60 acre "The Park" master plan; portions were built, then zoning lapsed on undeveloped parcels resulting in a 1996 PAD amendment
- Site contains three parcels of which one is developed with medical office and general office. South parcel is vacant, formerly proposed for office.

Surrounding Land Use Data

North	Commercial and single-family residential	South	Multi-family residential
East	Shopping Center (The Park – anchored by Safeway, Home Depot)	West	Office, medical office

General Plan

	Existing	Proposed
General Plan	Neighborhoods - (High Capacity Transit Corridor)	N.A.

Proposed Development

Density and Units	<ul style="list-style-type: none"> 45 dwelling units per acre 	<ul style="list-style-type: none"> 293 units total 183 - 1 bedroom units 99 - 2 bedroom units 11 - 3 bedroom units
Building Height	<ul style="list-style-type: none"> Mid-Rise Overlay 	<ul style="list-style-type: none"> Maximum height of 63 ft. inclusive of architectural elements, parapets, screening, stair wells, elevator shafts 43 ft. typical to roof deck
Site Development	<ul style="list-style-type: none"> 3 buildings 4 stories Carports 	<ul style="list-style-type: none"> Ride share zone Dog Park
Building Architecture	<ul style="list-style-type: none"> Contemporary 	<ul style="list-style-type: none"> Stacked stone and brick veneers Stucco and fiber cement siding Metal railings and accents Metal canopy projections with brackets Stucco clad cornices
Parking Spaces	<ul style="list-style-type: none"> 498 spaces required 461 spaces proposed (See discussion below) 	<ul style="list-style-type: none"> 108 Private garages 108 Tandem 186 Covered 7 Uncovered 52 Guest (on-site) 22 On-street
Amenities	<ul style="list-style-type: none"> Outdoor pool Spa Cabanas Dog spa Bike Shop Clubhouse 	

Review and Recommendation

Planning staff finds the proposal is consistent with the General Plan designation of Neighborhoods. Urban densities exceeding 18 dwelling units per acre can be considered within designated high-capacity transit corridors such as Chandler Blvd. The site is considered as a redevelopment of an underutilized office site as well as infill. The site is proximate to Downtown Chandler and located along a corridor with Valley Metro bus service and bike lanes.

The site layout provides a gated main entrance off of Parklane Blvd., a private street, and a secondary drive on Commonwealth St. Pedestrians are provided with a shaded, tree-lined sidewalk along Chandler Blvd and pedestrian pathways leading to The Park shopping center, located to the east.

Building architecture is of a contemporary style with use of rectilinear forms creating recessed alcoves, extruded balconies and patios, and metal bracketed canopies. Building materials are placed to create a gentle movement of the façade with a modern light paint palette. A two story, glass entry at the northeast portion of Building One, opens the visibility of the development to Chandler Blvd. Also located in this portion of the site is the project monument sign designed with contemporary modern materials and similar forms to complement the “The Park” sign located directly to the east.

Staff finds the proposal to be consistent with the goals of the General Plan, and recommends approval.

Traffic and Parking Analyses

A Traffic Impact Analysis was prepared to compare the existing office development with the proposed multi-family development. Trip generation increased for total weekday trips with a reverse AM and PM peak hours and Total Peak hour trips for the multi-family development. However, when looking at the number of AM in/out, the proposed multi-family has less inbound AM Peak hour trips and more outbound peak trips than the existing office in the AM. A similar reversal at the PM Peak Hour was found. The intersection of Chandler and Parklane is signalized and may need the traffic signal timing adjusted with potential future changes in traffic patterns. The City Traffic Engineer found no concerns with the Analysis.

A Parking Demand Study was prepared to determine if the request to reduce required parking by 7.4 percent is sufficient for the development. A 37 parking space reduction is proposed from the required 498 parking spaces to 461 on-site parking spaces. Unassigned on-site parking provides 52 guest parking spaces and 22 spaces on Parklane Blvd. and Commonwealth St. for a total of 74 guest spaces at a ratio of one space for every four units.

A comparison of parking reduction rates between this proposal and two similar existing multi-family developments, Olympus Steelyard and The Met at Chandler Fashion Center, was evaluated. Olympus Steelyard has a 7.5% reduction and The Met has a 6% reduction from parking requirements. The study concluded that the request for Alta Chandler at The Park aligns with the parking reduction ratios of these recently constructed multi-family developments.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two virtual neighborhood meetings were held on August 20, 2020 and August 25, 2020. No one other than the applicant's team and City staff registered and attended either of the virtual meetings. Two residents called requesting general project information prior to the virtual meeting. No concerns or opposition voiced.
- As of writing this memo, Planning staff received one phone call from a resident stating their opposition to the request.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from PAD to PAD multi-family with a Mid-Rise Overlay for buildings up to 63 feet, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Alta Chandler at The Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0013, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. High density residential shall be permitted with a maximum density of forty five (45) dwelling units per acre.
3. Building heights shall be limited to a maximum of 63 feet in height.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Building setbacks (min.)

North (Chandler Blvd.)	10 ft. (29 ft. to curb)
East (Parklane Blvd.)	10 ft. (16 ft. to curb)
South (Commonwealth St.)	10 ft.
West	10 ft.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Alta Chandler at The Park" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0013, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
7. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
8. The developer shall install stamped concrete pedestrian crosswalks at the Parklane Blvd. and Commonwealth St. intersection, as represented in the Development Booklet.

Proposed Motions

Rezoning

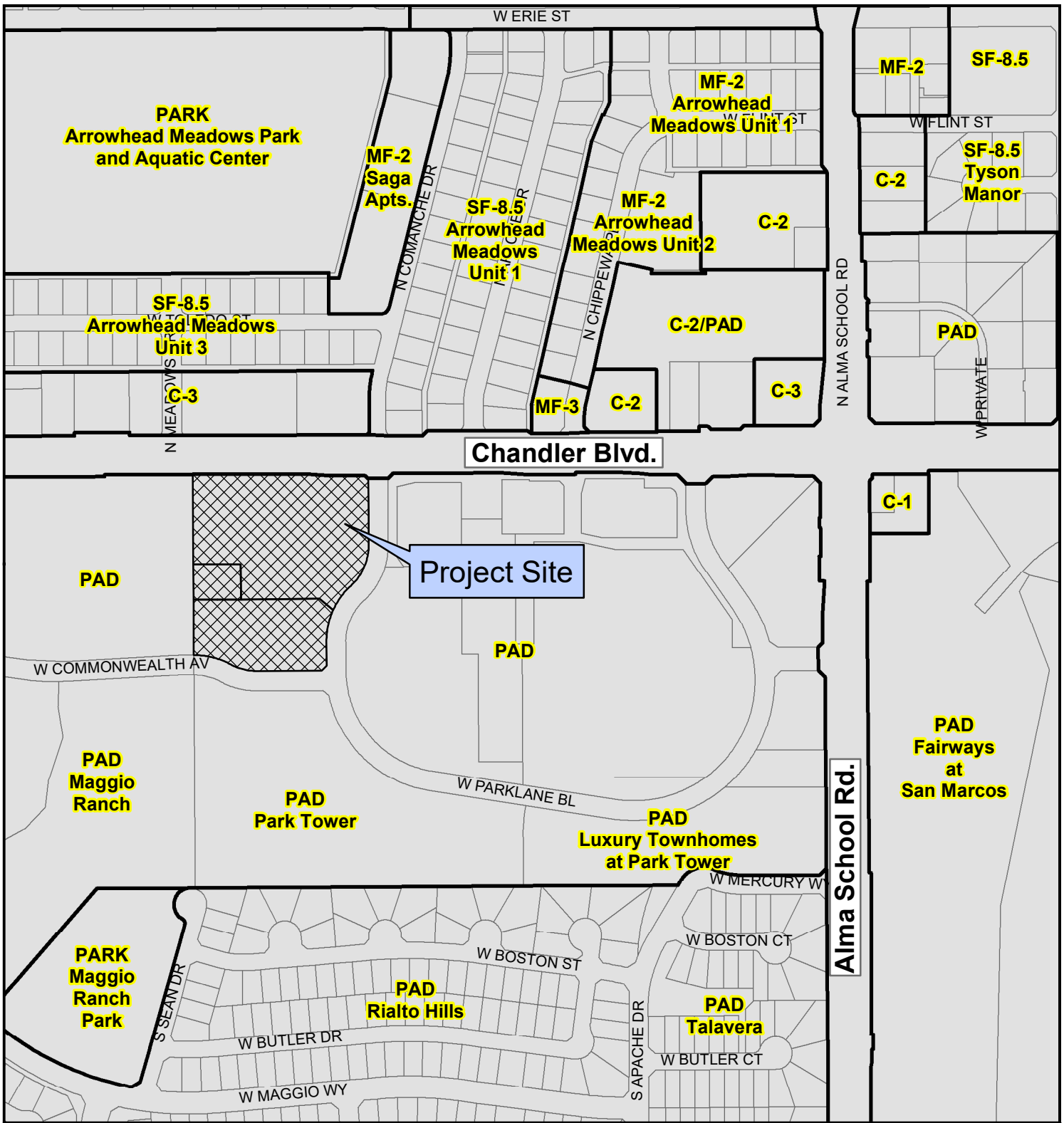
Move Planning and Zoning Commission recommend approval of PLH20-0013 ALTA CHANDLER AT THE PARK rezoning from PAD to PAD multi-family with a Mid-Rise Overlay for buildings up to 63 feet, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH20-0013 ALTA CHANDLER AT THE PARK, subject to the conditions as recommended by Planning staff.

Attachments:

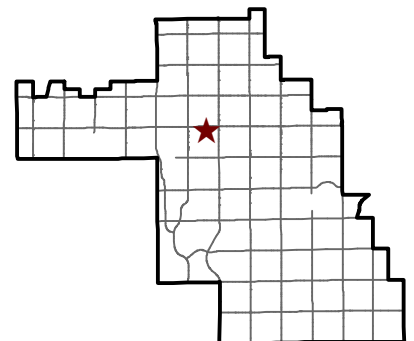
1. Vicinity Maps
2. Development Booklet, Attachment A



PLH20-0013 Alta Chandler at the Park



Proposed Project Details
REZONE/PDP/MID-RISE OVERLAY
 6.49 Acres
 293 Unit Multi-Family
 45 dwelling units per acre (du/ac)

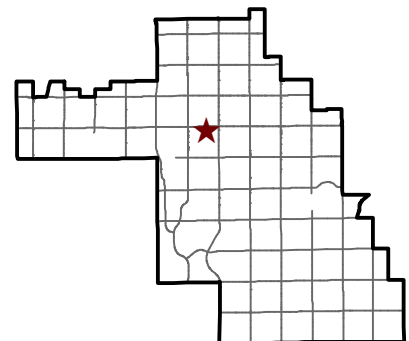




PLH20-0013 Alta Chandler at the Park



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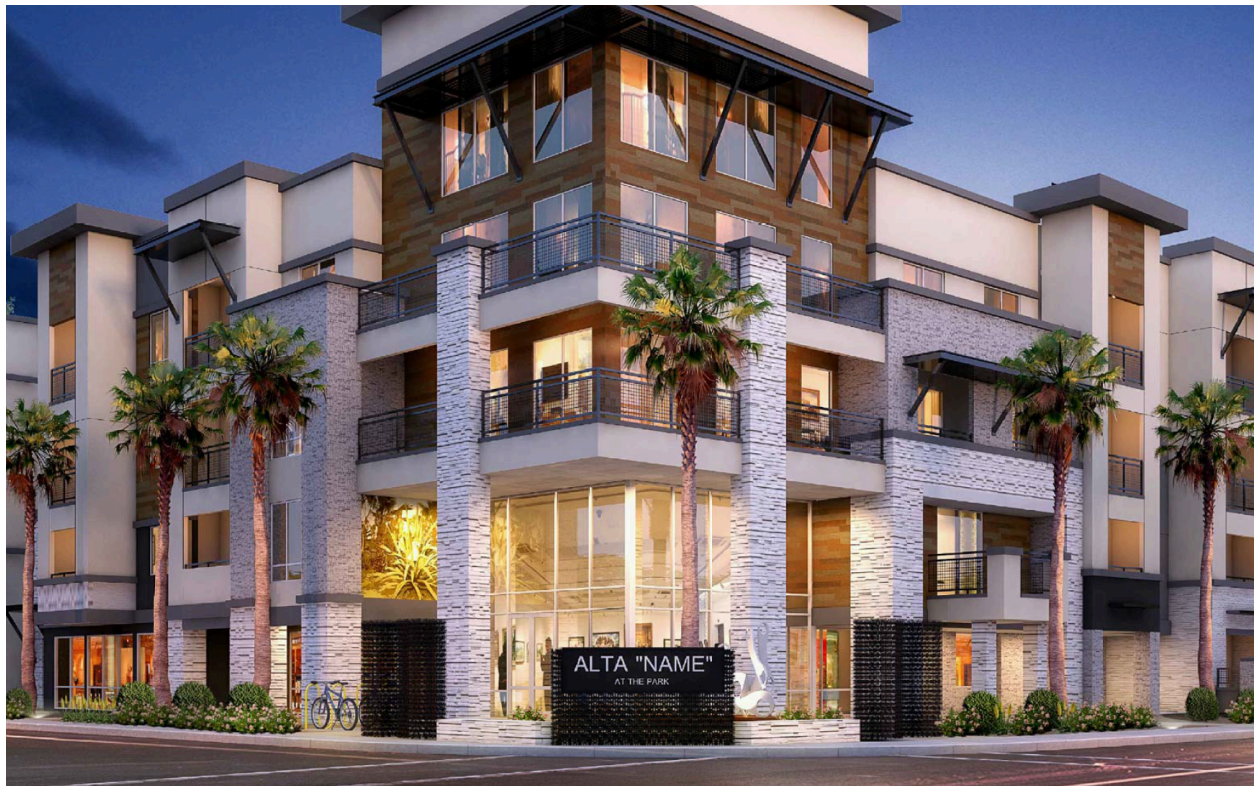


Alta Chandler at the Park

Planned Area Development, Preliminary Development Plan, and
Mid-Rise Overlay

SWC Chandler Boulevard and Parklane Boulevard

CASE NO. PLH20-0013



Submitted: February 2020
Revised: July 1, 2020
Revised: September 15, 2020
Revised: October 2, 2020

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2	Perspectives
3	Preliminary Site Plan
4	Conceptual Landscape Plan
5	Amenity Plan
6	Building Elevations
7	Floor and Roof Plans
8	Color & Materials Palette
9	Circulation Plan
10	Wall Plan & Elevations
11	Monument Sign & Site Details
12	Preliminary Grading & Drainage Plan

NARRATIVE

I. INTRODUCTION

Continuing on its reputation of building high-quality multi-family developments, Wood Partners is the proposed developer of approximately 8.14 gross (6.5± net) acres located at the southwest corner of Chandler Boulevard and Parklane Boulevard (the "Site"). Wood Partners anticipated developing this redevelopment/infill Site with a luxury multi-family community known as "Alta Chandler at the Park." Alta Chandler at the Park will consist of 4-story buildings with 293 units, a density of 45.08 dus/net ac. To achieve this, Wood Partners requests to amend the existing Planned Area Development ("PAD") zoning and obtain Preliminary Development Plan ("PDP") and Mid-Rise overlay approval.

Grossman Company Properties owns the Site as well as the adjacent shopping center at the southeast corner of Chandler Boulevard and Parklane Boulevard that includes the Bank of America, Home Depot, Safeway, and many other tenants. Grossman Company has owned and developed many properties in the metro Phoenix area over the past forty years and has owned this Site and the shopping center since the 1990's.

The office development currently on the Site was part of the first phase of a larger 60-acre PAD master plan that was originally approved for this area that at the time of approval included a major retail mall. Despite being constructed and operating, this office development did not lead to the larger retail mall developing nor the office on the vacant 1.92 acres to the south. The large retail mall component of the master plan was converted into a power center in the mid 1990's.

All of the marketing efforts for additional office development on the Site have proven unsuccessful. The prospects for additional office development on the balance of the Site are therefore highly unlikely. The one use that is not in the immediate area currently is a new, high-quality, luxury multi-family community.

Adding a luxury multi-family community in the context of the existing uses would be an enhancement not only to the housing options in the area but would also help support the retail uses in the center.



II. DEVELOPER BACKGROUND

Wood Partners is a best-in-class national institutional multi-housing real estate development firm with a significant presence in the Phoenix market as well as the City

of Chandler. Since 2011, the firm has been annually recognized as a “Top 5” real estate development firm in the United States by multiple publications. In 2019, Wood Partners was ranked #7 largest commercial real estate development firm in the Phoenix MSA.

Wood Partners develops approximately 4,000-5,000 multifamily units across the United States annually. Wood Partners’ current portfolio includes 52 properties with 13,895 units worth more than \$4.3 billion. The firm is led locally by two development partners, Todd Taylor and Clay Richardson, who live in Phoenix and are spearheading the subject development. These partners have produced numerous high-quality and highly recognizable projects throughout in the Valley going back to 2004. Among those projects include the 273-unit Alta San Marcos multi-housing community located one mile to the east of the subject development, near Downtown Chandler. Alta San Marcos was awarded the highly coveted and prestigious “2019 Real Estate Development Award” for ‘Best Multifamily Project’ in the state Arizona. In 2014, Wood Partners worked closely with the City of Chandler to develop the Alta Steelyard Lofts, a pioneering luxury Class “A” community on Frye Road, southeast of the City’s municipal complex, that has proven to be major catalyst in making Downtown Chandler the vibrant, dynamic area it is today. Alta Steelyard Lofts brought not only a new look to multifamily housing in Downtown but added a luxury housing option that was within walking distance of the existing and future governmental, high-tech and entertainment uses in Downtown.

III. SITE, SURROUNDING AREA and EXISTING ZONING

The Site is comprised of three parcels, two of which are developed and one that is not. **See Exhibit 1, Aerial Context Map.** The northern portion of the Site is an approximately 20,000 sq. ft. of office, generally one-story in height. The undeveloped portion of the Site, at the northwest corner of Parklane and Commonwealth St., is 1.92 ac. in size. The Site is generally flat and bordered by Chandler Boulevard on the north, Parklane Boulevard on the east, and Commonwealth Street on the south. The property to the west is developed with offices.

The Site is designated on the City’s General Plan as Neighborhoods. The Neighborhood designation allows urban residential (densities exceeding 18 dus/ac) to be considered within high-capacity transit corridors. Chandler Boulevard is designated on the City’s Circulation Plan Map as a high-capacity transit corridor. Consistent with the goals and objectives of the General Plan, rezoning the Site as an urban scale, multi-family residential community will:

- permit increased development and redevelopment intensity along this portion of the High Capacity Transit Corridor;
- complement and provide much needed support to the existing commercial and employment uses in the surrounding area; and
- promote sustainable housing developments including a variety of housing types and higher densities that are compatible with the adjoining land uses.

Existing Land Uses:	
North:	Office and commercial uses
East:	Commercial
South:	Multi-family
West:	Office

Existing Zoning:	
North:	C-3
South:	PAD MF
East:	PAD Commercial
West:	PAD Office

IV. PROPOSED PAD AMENDMENT, PDP and MR OVERLAY

A. Planned Area Development (PAD) and Mid-Rise (MR) Overlay

One of the objectives of PAD zoning is “to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning.” Another objective is “to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.” The intent of this PAD is to accomplish those objectives by rezoning the Site from the existing PAD to PAD Multi-Family Residential. The proposed zoning change responds to the existing and future needs of the community by providing support to the planned and existing commercial, office, and retail developments in the area and provides additional housing choices for people seeking to live in an urban, infill setting. The proposed PAD Multi-Family Residential accomplishes the PAD zoning objectives.

Wood Partners is requesting a Mid-Rise Overlay for the proposed approximate 63-foot building height. The additional height above the City’s 45-foot requirement is necessary to provide for additional architectural articulation along the roofline including tower elements, varying heights in the parapets, and mechanical screening. The building height to the deck line of the roof is 43 feet. Consistent with the City’s Mid-Rise Development Policy (the “Policy”), the additional height is appropriate as the Site is located near Downtown in the Chandler Boulevard high capacity corridor. Additionally, the proposed redevelopment of an infill site with the proposed use is compatible with and supports the existing commercial and employment uses in the area.



B. Preliminary Development Plan (PDP)

Wood Partners proposes to build a context appropriate Class A apartment community consisting of (3) three distinctive 4-story buildings with (293) multi-family residential units that are a mix of 1-, 2-, and 3- bedrooms units. ***See Exhibit 2, Perspectives and Exhibit 3, Preliminary Site Plan.*** The 1-bedroom units generally range in size between approximately 714 - 886 square feet; the 2-bedroom units between approximately 1,081 - 1,372

square feet; and the 3-bedroom units are approximately 1,409 square feet.

The buildings will line the adjacent perimeter streets, and actively engage both Chandler Boulevard and Parklane Boulevard with sidewalk connections from the ground floor units to the public sidewalk. Two buildings also define the development's north and east property lines.

A primary focus of Alta Chandler at the Park is to create an enhanced streetscape with curb appeal. Through discussions with Planning Staff, a generous setback for this type of development in an urban-like setting is provided on Chandler Boulevard (a minimum of 10 feet to the property line and 29 feet to the curb) and Parklane Boulevard (a minimum of 10 feet to the property line and 16 feet to the curb) that will be lushly landscaped.



The main pedestrian entry at the northeast corner of the site creates a strong sense of arrival, inviting visitors in through an "Outdoor Room". This Outdoor Room (see the adjacent perspective) continues an uninterrupted expanse of landscape and hardscape from the adjacent setback areas.

This primary building entry will be dramatic, with the doors surrounded by glass storefront, architectural detailing at the ceiling, and views through the building out to the pool area. Access to street-side dwelling units is provided via individual sidewalks to private patios.

Sidewalks are provided throughout the Site to enable residents to easily access the public sidewalks leading to the adjacent, existing uses in the area and the bus transit stop just to the east on Chandler Boulevard. The public sidewalk on Chandler Boulevard will be detached from the curb and shaded with trees to enhance the pedestrian experience.



Perimeter gates carry the development's contemporary design theme and define the vehicular entries off Parklane Boulevard and Commonwealth Street. A bike shop and dog spa are strategically located at the southeast corner of the Site for the residents' use, tying resident uses to the pedestrian crosswalk across Parklane Boulevard.

1. Landscaping

Much thought and care has gone into landscaping to provide residents a rich and fulfilling lifestyle at Alta Chandler at the Park. **See Exhibit 4, Conceptual Landscape Plan.** Landscaping for Alta Chandler at the Park is proposed to feature a contemporary low water use landscape environment. The trees will be a mix of evergreen and deciduous, native and non-native species. Evergreens are provided to create a sense of place and scale, while deciduous trees will create a variety in color and texture as the seasons change. The landscape will be watered through an automatic drip irrigation system, to ensure maximum water conservation.

2. Amenities



The primary amenities and activity areas for Alta Chandler at the Park include the clubhouse, the leasing offices, the conference/business center, gourmet kitchen area, lounge area, cyber-cafe, and state-of-the-art fitness center. **See Exhibit 5, Amenity Plan.** These spaces then transition into the outside amenity area.

Expansive stretches of glass provide views looking west out to the pool deck and flood these spaces with light. Residents will enjoy activities such as cooking demonstrations, TVs, and recreational-type amenities such as a pool tables, game areas and inter-active video game stations or just relax within the various lounge areas.

The centralized and appropriately sized open space will accommodate pedestrian amenities such as benches, shade trees, aesthetic paving treatments to encourage pedestrian use and connectivity to various facilities on the site. Outdoor common amenities are located in a distinctive oversized courtyard, with a pool, a heated spa for cooler temperatures, sunbathing deck, and ample covered patio areas and shaded areas near the outdoor pool to enjoy temperate weather out of the sun. Cabanas will act as outdoor rooms and complement the community's architecture and will be places for socializing, relaxing and contemplation. Bicycle racks and storage for the residents' use are located on-site and within the first floor of the buildings. A more detailed list of amenities is provided in Section V.3 below.

3. Building Architecture

The buildings' architectural theme has a warm contemporary feel, the use of a white and light tan color palette, metal railings, canopy projections with brackets, light multi-colored brick and white stacked stone add visual interest. **See Exhibit 6, Building Elevations; Exhibit 7, Floor & Roof Plans; and Exhibit 8, Color & Materials Palette.** All of these elements will tie together with the architectural imagery to provide a strong identity for a site situated along one of Chandler's most significant thoroughfares.

Varied roof lines with metal canopy projections with brackets and stucco clad cornices create a signature appearance from both the street and internal vistas within the development. Different types of living space openings create variation on the elevations through covered balcony projections and metal railings. The brick and stacked stone supplement the architectural character and provide material texture to multiple building stories.

The southern portions of Buildings 2 & 3 are articulated with stepped parapets and lowered stair enclosure massing to mitigate any potential impact on the existing developments south of the Site. See the below perspective. The light complementary color scheme infuses the buildings with additional diversity by highlighting key architectural features and massing. The ground floor of these two buildings will have non-residential uses including a dog spa, bike shop, maintenance shop, and trash room.



Additionally, these two buildings are separated from the existing multi-family development south of the Site by approximately 85 ft. between the nearest proposed building to existing parking canopy and approximately 155 ft. between the nearest proposed building and existing building. In between the multi-family buildings will be landscaping, a public street (Commonwealth Street), additional landscaping, 1-story parking canopies, parking, a drive aisle, and landscaping.



4. Site Circulation and Parking

Primary access to the Site will occur through the main entrance from Parklane Boulevard. Secondary exit only/emergency access will be from Commonwealth Street. Appropriate circulation is provided throughout the Site for residents and guests through internal drives that allow residents and guests to park in close proximity to their residence. Where appropriate, designated pedestrian paths are provided through the parking areas. **See Exhibit 9, Circulation Plan.** As previously discussed, detached sidewalks are located along the perimeter streets.

Alta Chandler at the Park will contain 461 parking spaces (where 498 are typically required in a suburban setting). These parking spaces consist of 186 covered parking spaces, 108 enclosed private garage spaces, 108 tandem parking spaces, and 7 uncovered parking spaces, and 52 guest parking spaces. In addition to the on-site parking spaces, there are approximately 23 parking spaces along Parklane Boulevard and Commonwealth Street, bringing the total (on-site and off-site) number of parking spaces. The requested reduction for this urban-like development from suburban parking standards is a reduction of approximately 7.4% if the off-street parking spaces are not included and approximately 2.8% if they are included. Under either scenario, the reduction is appropriate when considering the following:

- Approximately 62% of the units are 1-bedrooms.
- The Site is adjacent to one of two designated high-capacity transit corridors.
- Institute of Transportation Engineers (ITE) Parking Generation parking demand for this development is only 361 parking spaces, which is a 27.7% surplus (100 spaces).
- Two comparable properties (Olympus Steelyard and the Met at Fashion Center) were recently approved by the City with even higher reduction rates of up to 7.5%.
- Overnight parking data was collected at these two properties (above) which showed there is no shortage of parking, in fact there was a parking surplus of 14%-17%.
- The proposed 7.4% reduction rate (without the on-street parking) is consistent with other multi-family developments that have been approved in the City.

A separate parking study has been prepared and was separately submitted to City Staff with additional details/justifications to support the requested parking reduction.

Additionally, a ride sharing loading zone will be built as part of this development and will be located outside the entry gate. It is anticipated that electric car charging stations will be constructed. The location will be identified during construction phases. Each resident will receive one parking permit per lease holder and per car. The parking permits will be color coded to identify cars allowed to use the carport parking and cars only permitted to use the garage.

C. Development Standards

Wood Partners is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	43 ft. to the roof deck line 63 ft., inclusive of architectural elements, parapet walls, mechanical equipment, and screening

Building Setback (min.)	
- North	10 ft., 29 ft. to the curb
- East	10 ft., 16 ft. to the curb
- South	10 ft.
- West	10 ft.
Landscape Setback (min.)	
- North	10 ft., 29 ft. to the curb
- East	10 ft., 16 ft. to the curb
- South	10 ft.
- West	10 ft.

Arterial Street Intersection Landscape Setback (Sec. 35-1902(4)(a)(2)(a)). Under this provision, a landscape setback of 50 ft. x 100 ft. is required along Chandler Boulevard. Wood Partners requests Building 1 encroach into the required intersection landscape setback along Chandler Boulevard by approximately 33 feet. The encroachment is requested to allow Wood Partners to create a development with a more urban feel at this arterial/collector intersection in the Chandler Boulevard Corridor near Downtown. Wood Partners has worked to create a dynamic streetscape through the use of landscaping and building placement that is visually diverse and pleasing to residents and passers-by. Buildings along the street frontages contain various architectural details that allow them to create a more contemporary and urban edge. Additionally, the intersection of Chandler Boulevard and Parklane Boulevard has been enhanced visually through striking vertical architectural features, a pedestrian entry plaza, signage and structured landscape.

D. Miscellaneous

The ***Wall Plan and Elevations*** is attached as ***Exhibit 10***.

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 12***. The Site will be graded to convey storm water to the project retention basins. All project drainage systems will be designed and constructed per City standards.

V. MULTI-FAMILY DESIGN STANDARDS

The City's Zoning Ordinance sets forth additional requirements for multi-family development to encourage creative and innovative design techniques, quality and merit. Alta Chandler at the Park provides the following:

1. Open Space

The requirements for common and private open space are based on traditional suburban development and do not take into account developing in an urban-like setting. Wood Partners has taken great efforts to ensure the usable common open space far exceeds what the City's Code would otherwise require. The amenities throughout the development and within the common open spaces in this urban-like setting provide better opportunities for residents and guests to interact with each other. Approximately 42,000 square feet of usable common open space and 20,000± square feet of private

open space is provided, a total of approximately 62,000 square feet or 211.6± square feet per unit.

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. A detached sidewalk is located on arterial streets with public sidewalk access. The central area contains parking spaces that are a minimum of 9' x 19', with ADA van accessible spaces being 11' x 19'. Parking canopy covers will be architecturally integrated with the surrounding structures.

3. Amenity Options

Six amenities are required to be provided in accordance with the following schedule: 260 units or larger. The proposed development contains approximately 12 amenities which is double the required number of amenities. The amenities that have been provided throughout the development exceed the industry standards for quantity and quality of amenities in most multifamily developments. The amenities provided include:

- Pool with alcove seating nodes and baja shelf
- Heated spa
- Private covered cabanas
- Open deck lounge space
- BBQ's with Festoon Lighting
- Shaded Dining area
- Fireplace with lounge seating
- Artificial turf game lawn
- Outdoor ping pong tables
- Private fire pit nodes and seating area throughout
- Private gated dog park
- Bike racks and bike parking
- Ride share service parking

In addition to the above-listed amenities, Alta Chandler at the Park will have a bike shop and dog spa. The bike shop's location (at the southeast corner of the Site) is situated for easy access, with a door at first floor corridor of Building #2, and exterior access to and from Commonwealth Street. Equipped with inspection and repair stands, support brackets, built-in tables with stools, and ample glazing for natural light and views, this amenity space is also intended to activate the street corner with pedestrian and bike rider activity. For bike riding visitors arriving to the community, a bike rack will be located prominently at the main project entrance at the corner of Chandler and Parklane Boulevards.

The dog spa is located next to the bike shop. The dog spa will be outfitted with a wash station, tables and benches for sitting, drying and pampering. The space will be clad in durable tile surfaces and awash in natural light, with glazing that faces Parklane Boulevard. As with the bike shop, residents can access this amenity from the interior first floor corridor of Building 2, and through an exterior door with a covered entry that leads to and from the street.

4. Interface with Single-Family Areas

There are no single-family areas adjacent to the Site.

5. Specific design attention areas

The design of courtyards and pedestrian areas will relate to “human scale.” Large unvaried building facades will be avoided. Common open spaces, rather than parking lots, will be used as central features. The specific design features incorporated into the design of the development are embraced by Wood Partners as design elements that set their communities apart from other multi-family developments.

6. Energy conservation

Alta Chandler at the Park provides shade of the buildings through overhangs and/or trees and shade trees along drives, building perimeters, and ample setbacks. Additional building shading is provided through the use of inset patios and balconies, recessed windows, metal canopies to shade windows, and the use of landscaping.

7. Landscaping

The amount of landscaping is of sufficient intensity to create a pleasant and comfortable living environment. The density of plant material is dependent on the mature size of the vegetation and the shape and size of the areas to be landscaped. The landscape palette is comprised of low-water use, desert native or adaptive materials that blend seamlessly and accentuate the architecture of the building design.

8. Building Standards

Mechanical equipment is fully screened through the use of parapet walls on the building elevations; they are concealed from view as an integral part of the building.

9. Lighting

Lighting will comply with the City’s Zoning Code. External lighting will be appropriately located and designed to prevent light from spilling onto adjacent properties.

10. Signage

While paying respect to the character area of the “The Park” Wood Partners has proposed a corner monument that provides a modern twist to the corner monumentation. Painted steel, halo lit lettering, and stone veneer walls matching the proposed architectural character help blend the existing character with the new. **See Exhibit 11, Monument Sign and Site Details.**

VI. CONCLUSION

The existing office building on this Site was the first phase of the original PAD master plan. Although superbly maintained, this office building has suffered a lack of tenancy over the past years. All attempts to market the Site, as well as to construct additional office on the vacant 1.92 acres to the south have been unsuccessful and the existing office is no longer viable. Adding a new, luxury rental housing component, which is not currently available in the immediate area, will be a needed and compatible addition to the master plan that will support the retail, office and commercial uses in the area.

EXHIBIT 1

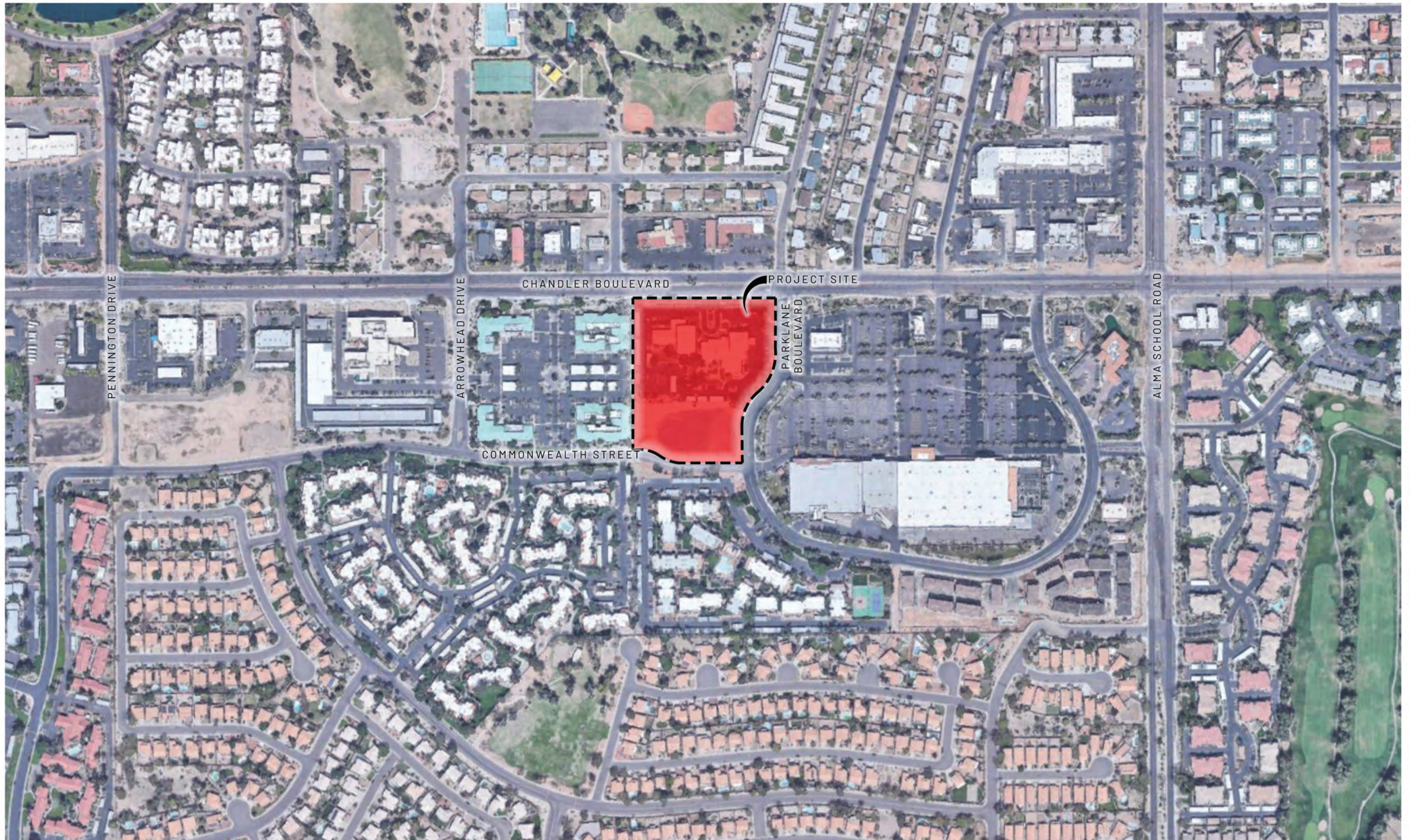
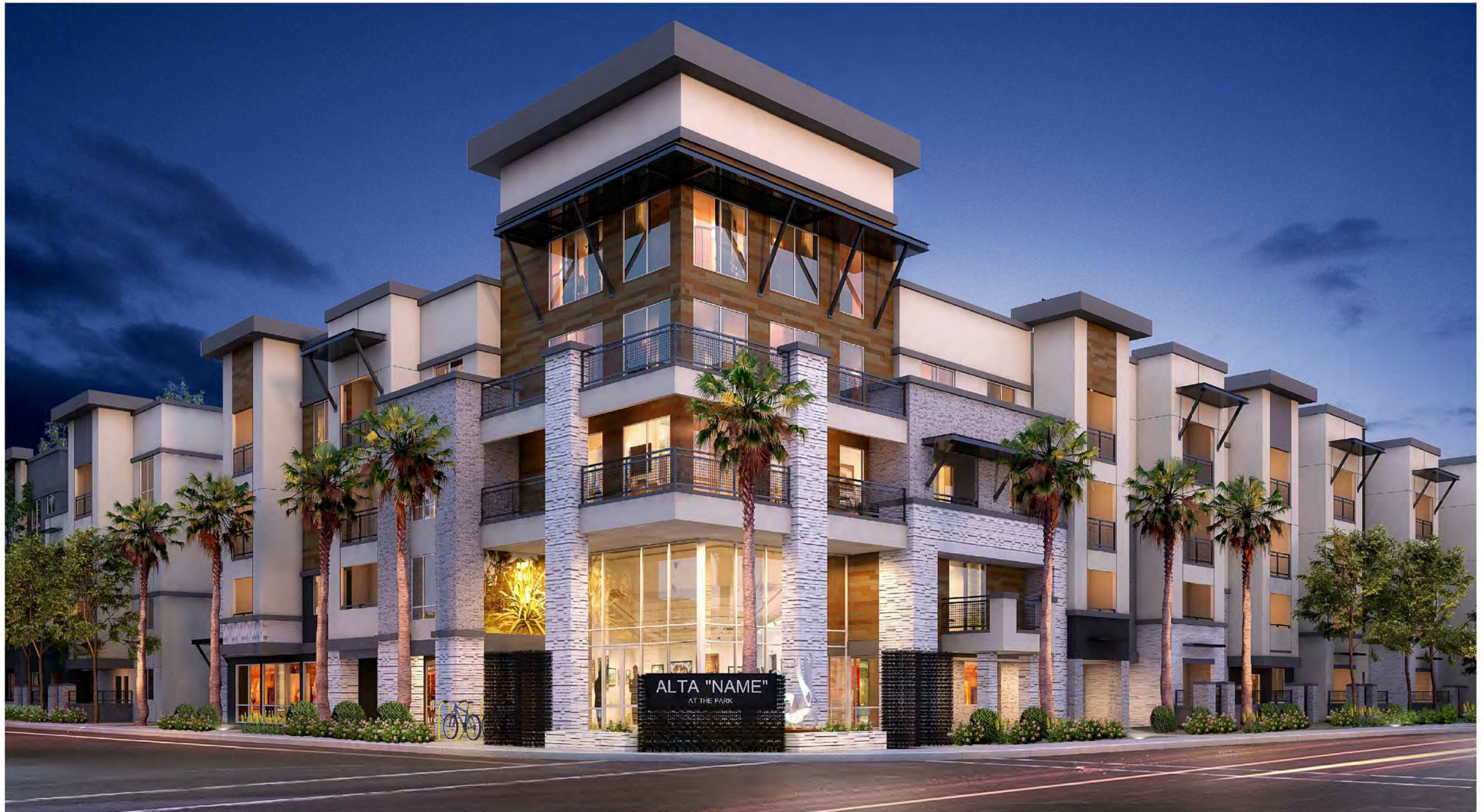


EXHIBIT 2



CLUBHOUSE AND
WALL/SIGNAGE

ALTA CHANDLER AT THE PARK

WOOD PARTNERS

biltform
architecture

biltform architecture
group, inc.
11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9200
www.biltform.com

10/02/2020
PERSPECTIVE
#1

preliminary not for construction



PARKLANE AND COMMONWEALTH
INTERSECTION

ALTA CHANDLER AT THE PARK

WOOD PARTNERS

10/02/2020
PERSPECTIVE
#2

preliminary not for construction

biltform
architecture

biltform architecture
group, inc.
11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9200
www.biltform.com



TYPICAL SIDEWALK
ALONG CHANDLER BLVD
ALTA CHANDLER AT THE PARK
WOOD PARTNERS

10/02/2020
PERSPECTIVE
#3

preliminary not for construction

biltform
architecture

biltform architecture
group, inc.
11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9200
www.biltform.com

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VEHICULAR ENTRY
 PARKLANE BLVD MAIN ENTRANCE
ALTA CHANDLER AT THE PARK
 WOOD PARTNERS

10/02/2020
**PERSPECTIVE
 #4**

preliminary not for construction

biltform
 architecture

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 group, inc.
 11460 north cave creek road, suite 11
 phoenix, arizona 85020
 Phone 602.285.9200
 www.biltform.com



PARKLANE BLVD AND
CHANDLER BLVD INTERSECTION

ALTA CHANDLER AT THE PARK

WOOD PARTNERS

10/02/2020
PERSPECTIVE
#5

preliminary not for construction

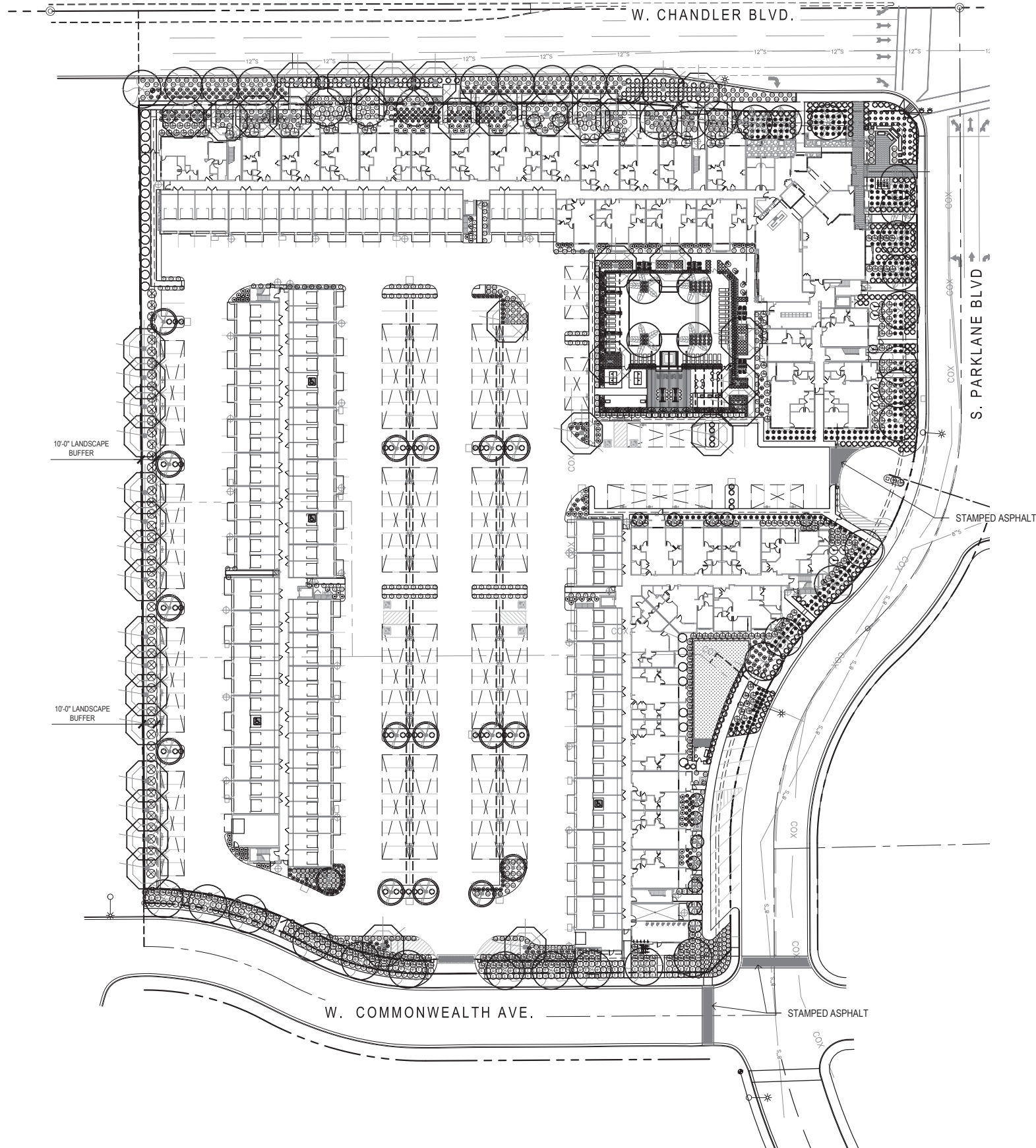
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EXHIBIT 3

EXHIBIT 4

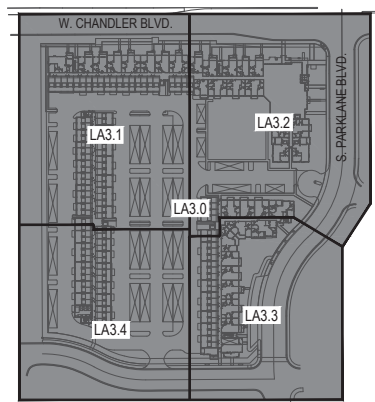


PLANT MATERIALS LEGEND						
Botanical Name Common Name						
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LANDSCAPE PLAN INFORMATION

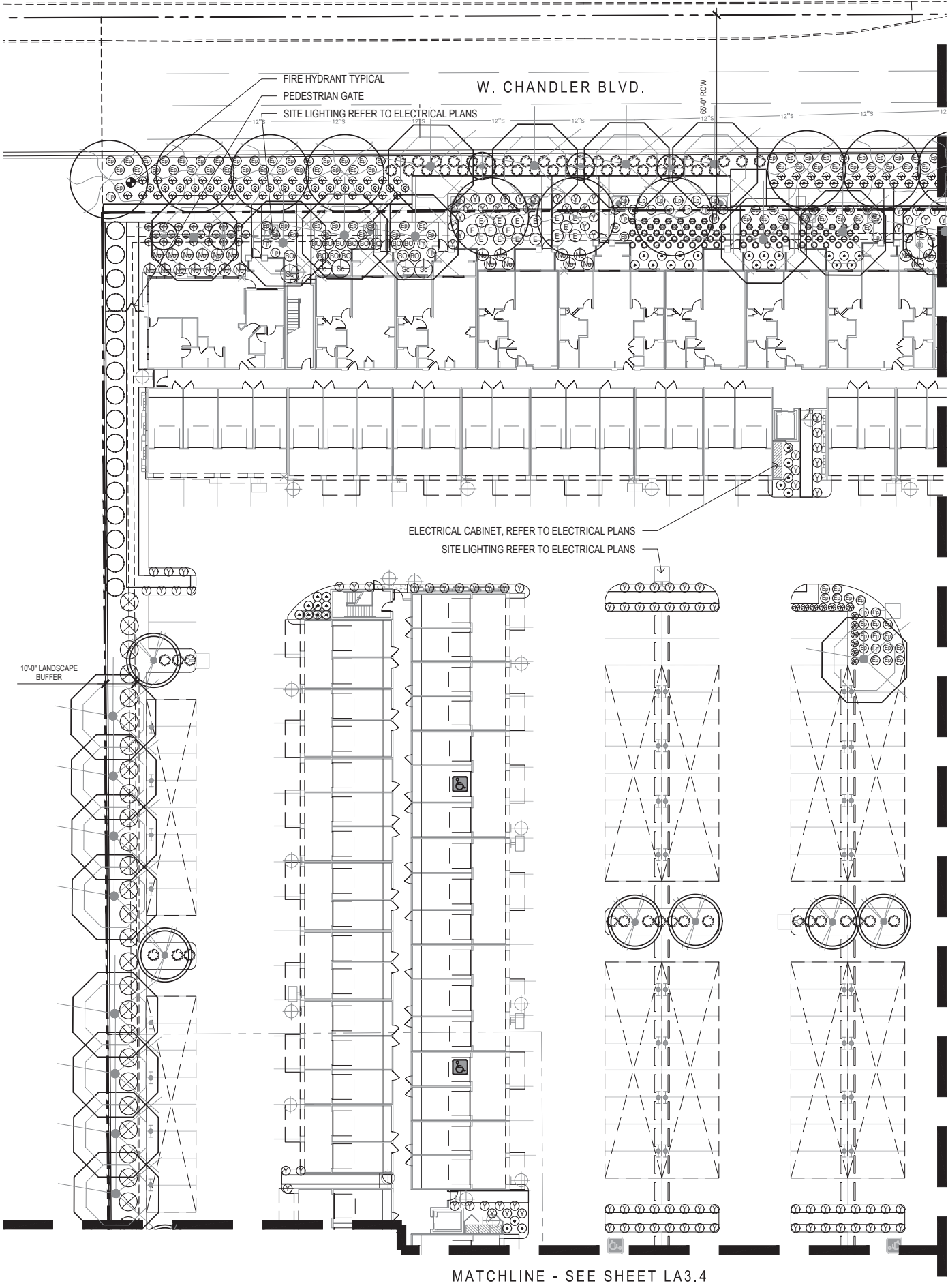
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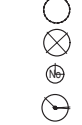
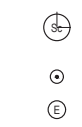





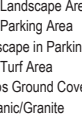







Key Map



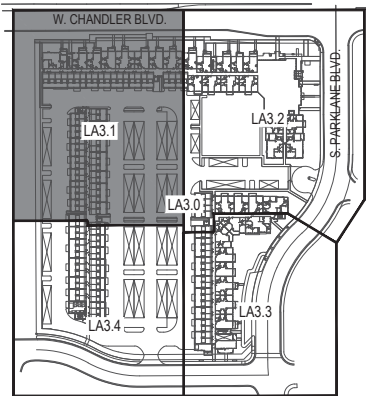
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□ Progress	
□ City Submittal	
□ Bid Set	
□ Construction	
Title	
Overall Planting Plan	
Date Issued	
10.02.2020	
Scale	
1" = 40'-0"	
Drawn By	
CH, CR	
Checked By	
AB	
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PLANT MATERIALS LEGEND						
Botanical Name Common Name						
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	Nerium oleander 'Petite Pink' Pink Oleander	5 gal.	314			
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	9			
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	Eremophila hygrophana Blue Bells	5 gal.	283			
	Small Shrubs	Size	Quantity			
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	Groundcovers	Size	Quantity			
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	Lantana sp. 'New Gold' Lantana	1 gal.	231			
	Teucrium chamaedrys prostratum Prostrate Germander	1 gal.	381			
	Cacti/ Accents	Size	Quantity			
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	Boutelous gracilis Blond Ambition	5 gal	187			
	Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	56			
	Portulacaria afra minima Dwarf Elephant Food	5 gal.	114			
	Yucca filamentosa Adam's Needle	5 gal	337			
	Vines	Size	Quantity			
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	Inerts		Quantity			
	Decomposed Granite 1/2" Screened - 2" DEPTH Mahogany Rock/ProsoUSA		51,668 SF.			
*all trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications". see section 1903(6)(a), zoning code.						

LANDSCAPE PLAN INFORMATION

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Key Map

MATCHLINE - SEE SHEET LA3.2

MATCHLINE - SEE SHEET LA3.4



Alta Chandler at the Park
W. Chandler Blvd and W Parklane Blvd
Chandler, AZ
Planting Plan

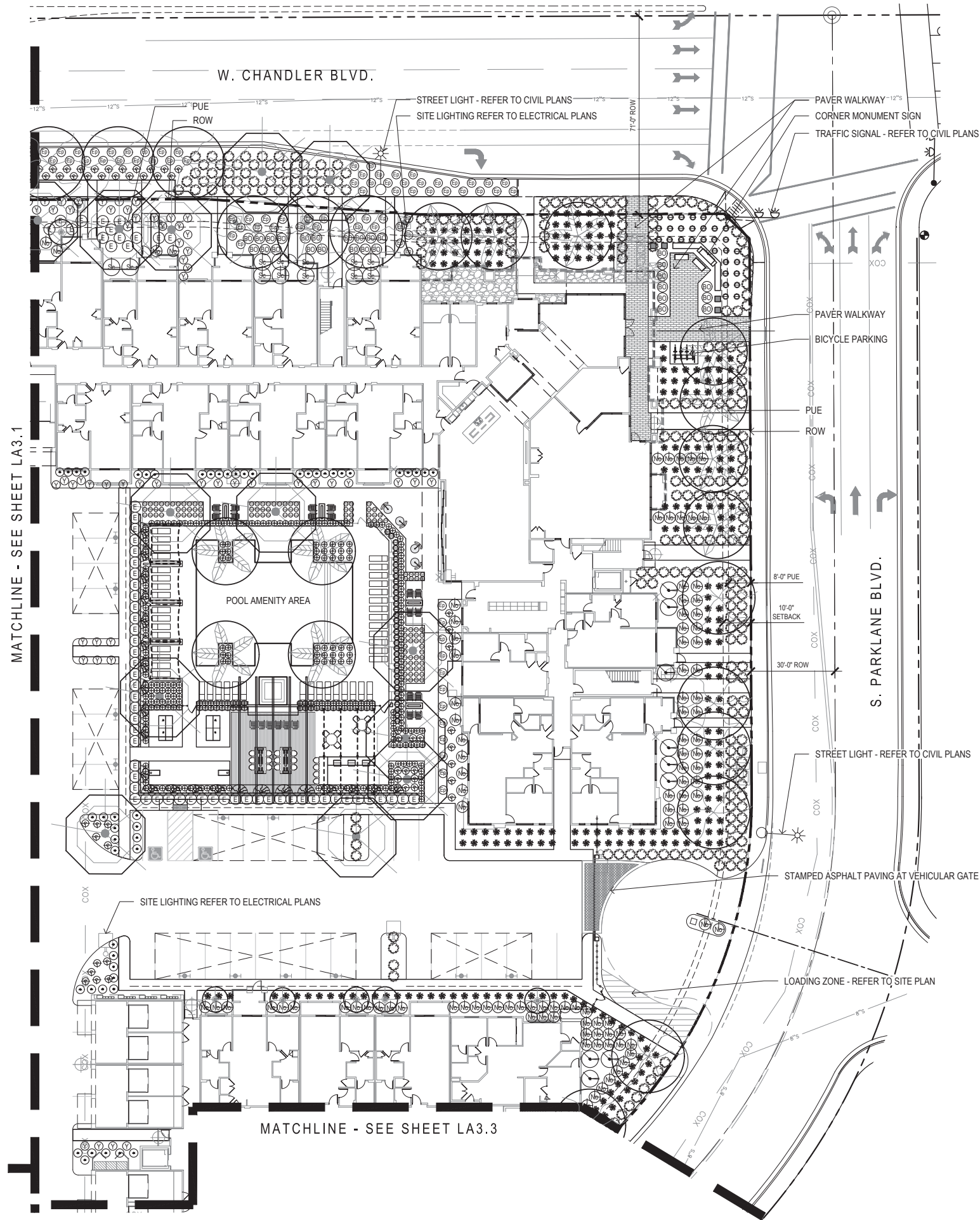
WOOD PARTNERS
8777 e. via de ventura suite 201
scottsdale, az 85258
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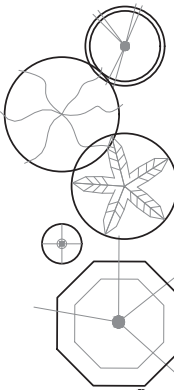































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□ Progress	
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Checked By	AB
Project Number	
Permit Number	
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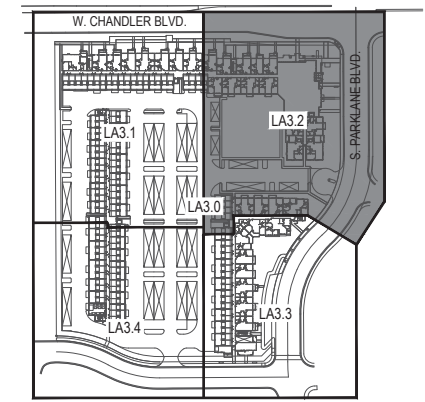
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM





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Botanical Name Common Name						
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	Mahogany RockProUSA					
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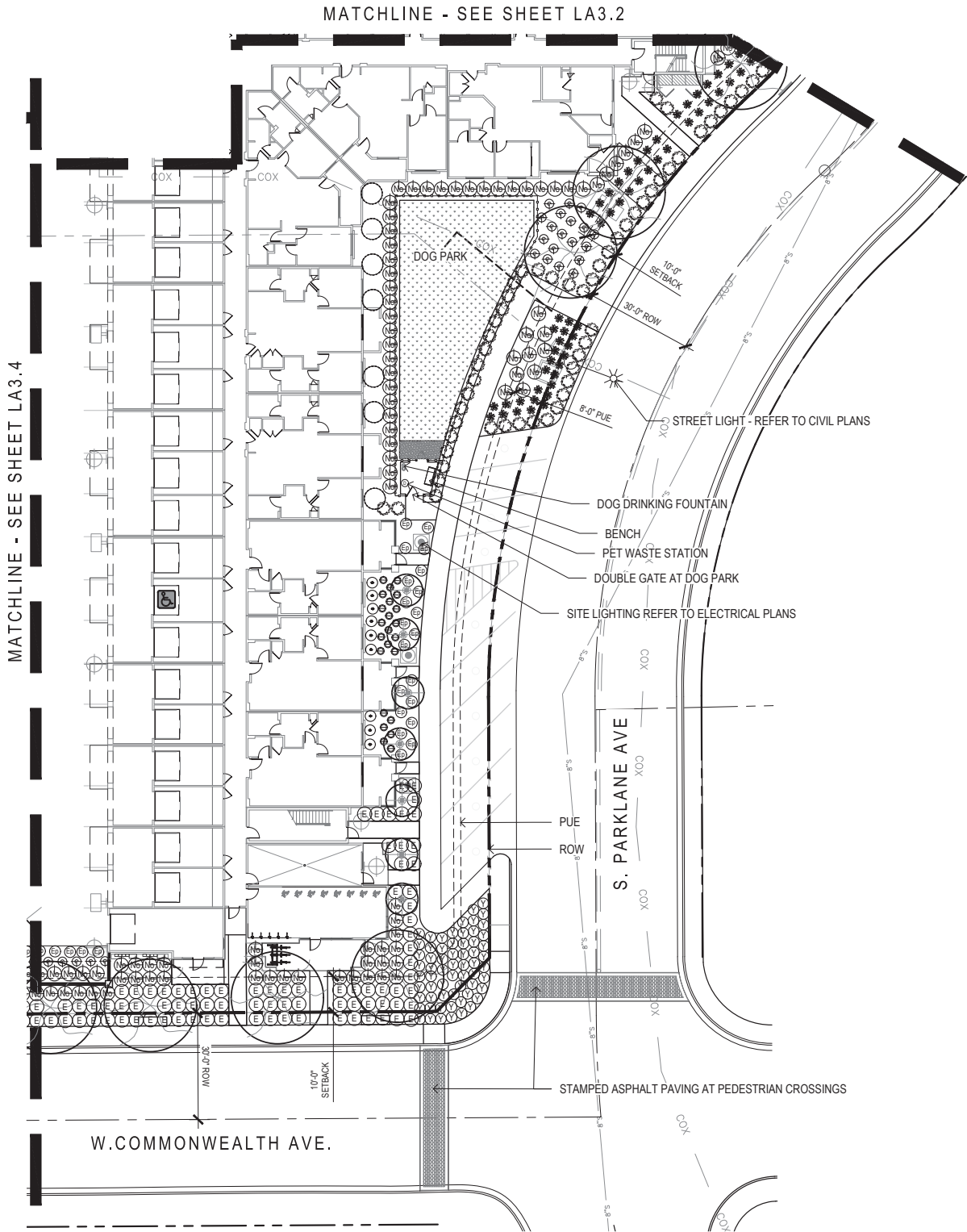
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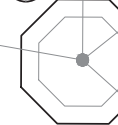







































Key Map



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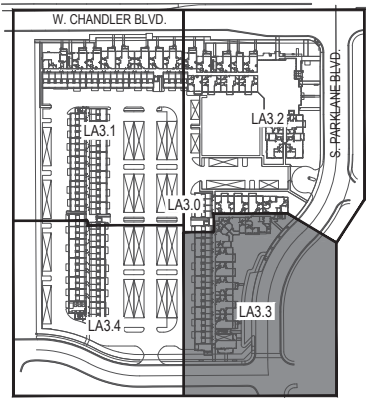


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Key Map

Not To Scale



Alta Chandler at the Park
W. Chandler Blvd and W Parklane Blvd
Chandler, AZ

Planting Plan



Revisions



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Date Issued
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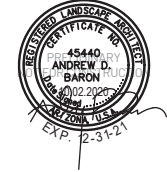
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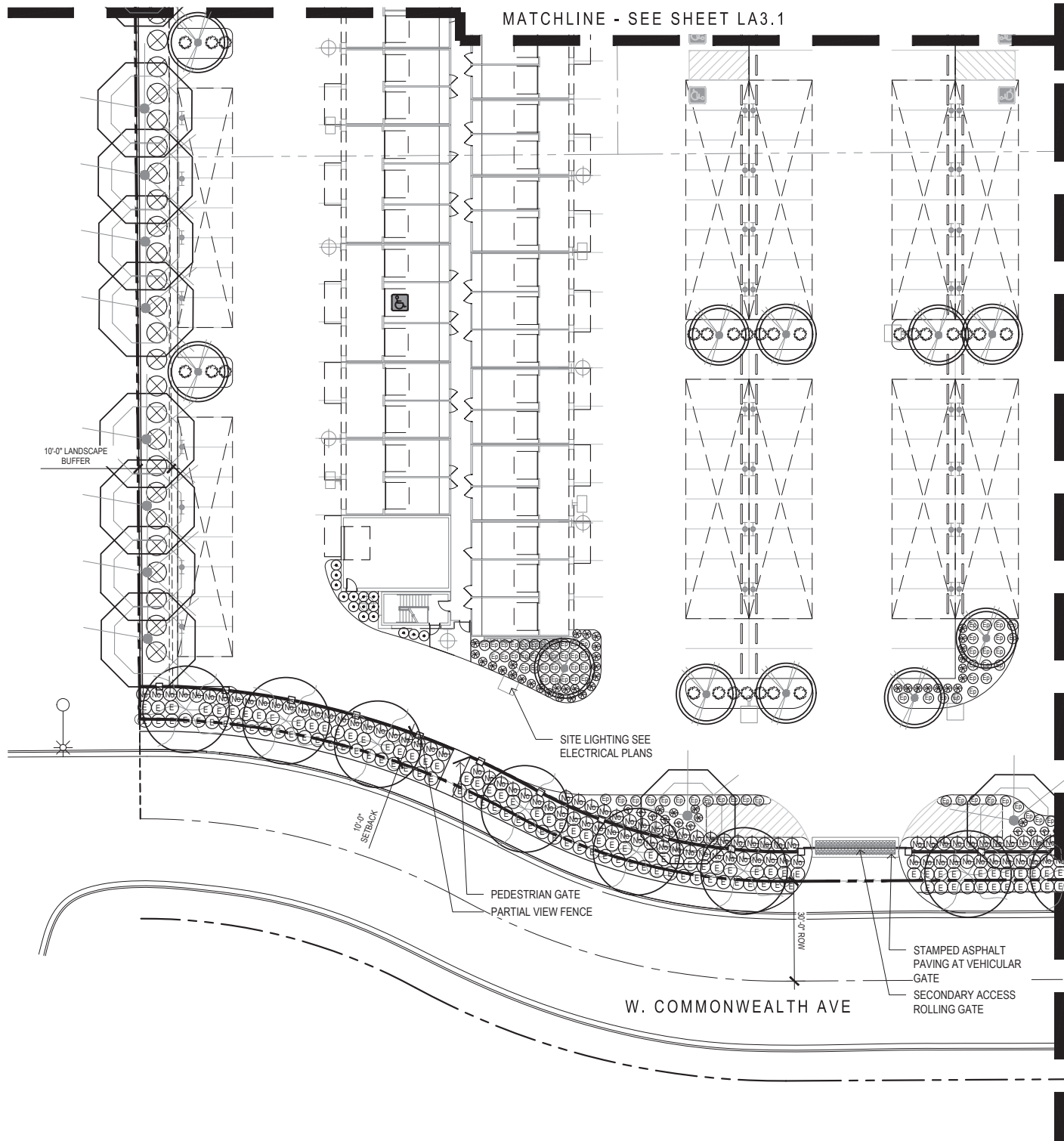
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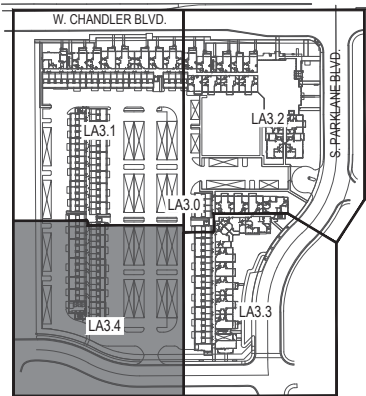
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM



PLANT MATERIALS LEGEND						
Botanical Name Common Name						
	Trees	Size	Quantity	Height	Width	Cal.
	Acacia aneura Mulga Acacia	24" BOX	17	7.0	4.0	1.5
	Olea europea "Wilsonii" Wilson Olive	36" BOX	34			
	Phoenix dactylifera Date Palm	18'-0" TO BOTTOM OF PINEAPPLE	11			
	Pistacia lentiscus Mastic Tree	15 gal.	19	6.0	1.5	0.5
	Quercus virginiana 'Cathedral' Oak	24" box	44			
	Extra Large Shrubs	Size	Quantity			
	Cordia Boissieri Anachuita	5 gal.	23			
	Dodonea viscosa Hopbush	5 gal.	51			
	Nerium oleander 'Petite Pink' Pink Oleander	5 gal.	314			
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	9			
	Large Shrubs	Size	Quantity			
	Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	17			
	Medium Shrubs	Size	Quantity			
	Eremophila glabra spp. caranosa-Winter Blaze Winter Blaze	5 gal.	109			
	Eremophila hygrophana Blue Bells	5 gal.	283			
	Small Shrubs	Size	Quantity			
	Bougainvillea 'Alexandria' Alexandra Bougainvillea	5 gal.	32			
	Buxus microphylla japonica Green Beauty Boxwood	5 gal.	293			
		Groundcovers	Size	Quantity		
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila		1 gal.	302			
Lantana sp. 'New Gold' Lantana		1 gal.	231			
Teucrium chamaedrys prostratum Prostrate Germander		1 gal.	381			
Cacti/ Accents		Size	Quantity			
Aloe hyb. 'Blue Elf' Blue Elf Aloe		5 gal.	145			
Bouteloua gracilis Blond Ambition		5 gal.	187			
Hesperaloe parviflora 'Brakelights' Red Yucca		3 gal.	56			
Portulacaria afra minima Dwarf Elephant Food		5 gal.	114			
Yucca filamentosa Adam's Needle		5 gal.	337			
	Vines	Size	Quantity			
	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.	23			
	Inerts		Quantity			
	Decomposed Granite 1/2" Screened - 2" DEPTH Mahogany Rock/ProFloraUSA		51,668 SF.			
	*all trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications". see section 1903(6)(a), zoning code.					

LANDSCAPE PLAN INFORMATION

Total Site Area	282,784 sf.	36.49 ac.
Total Building Area	96,409 sf.	34.09% of Total Site Area
Total Landscape Area	70,577 sf.	25.00% of Total Site Area
Total Parking Area	115,798 sf.	40% of Total Site Area
Landscape in Parking Area	11,579 sf.	10.00% of Total Parking Area
Total Turf Area	1,750 sf.	2.47% of Total Landscape Area
Shrubs Ground Cover	35,569 sf.	50.03% of Total Landscape Area
Inorganic/Granite	68,827 sf.	97.52% of Total Landscape Area



Key Map

Not To Scale



Alta Chandler at the Park
W. Chandler Blvd and W Parklane Blvd
Chandler, AZ

Planting Plan



Revisions	
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▲	
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Issued for	
■ Design Dev.	10.02.2020
□ Progress	
□ City Submittal	
□ Bid Set	
□ Construction	
Title	
Planting Plan	
Date Issued	
10.02.2020	
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Checked By	
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Project Number	
Permit Number	
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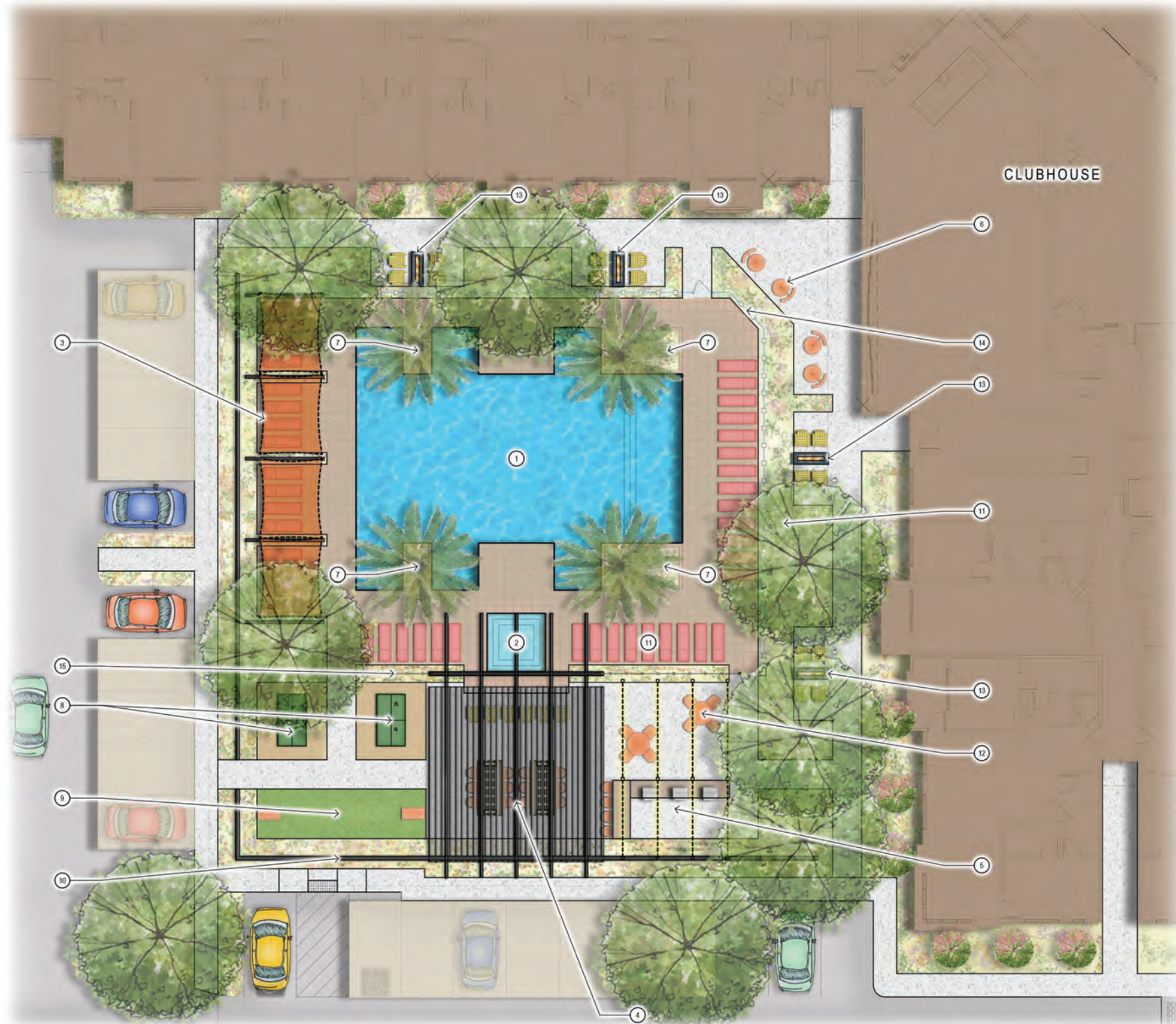
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EXHIBIT 5



KEYNOTES

- ① POOL
- ② SPA
- ③ CABANAS
- ④ RAMADA WITH OUTDOOR SEATING
- ⑤ OUTDOOR KITCHEN WITH FESTOON LIGHTS
- ⑥ PASSIVE SEATING AND CIRCULATION
- ⑦ PALM TREE PLANTERS
- ⑧ PING PONG
- ⑨ BEAN BAG
- ⑩ THEME WALL
- ⑪ LOUNGE SEATING
- ⑫ DINING AREA
- ⑬ FIRE PIT
- ⑭ GLASS POOL BARRIER
- ⑮ METAL POOL BARRIER

EXHIBIT 6



1 SOUTH ELEVATION
BUILDING #1



- +52'-3" T.O. STAIR
- +48'-0" T.O. PARAPET
- +41'-0 3/4" T.O. PLATE
- +32'-0 3/8" 4th FINISH FLOOR
- +30'-4 7/8" T.O. PLATE
- +21'-4 1/2" 3rd FINISH FLOOR
- +19'-9" T.O. PLATE
- +10'-8 5/8" 2nd FINISH FLOOR
- +9'-1 1/8" T.O. PLATE
- +0'-0" FINISHED FLOOR HT.

1B SOUTH ELEVATION
BUILDING #1



- +63'-0" T.O. TOWER
- +50'-0" T.O. PARAPET
- +48'-0" T.O. PARAPET
- +41'-0 3/4" T.O. PLATE
- +32'-0 3/8" 4th FINISH FLOOR
- +30'-4 7/8" T.O. PLATE
- +21'-4 1/2" 3rd FINISH FLOOR
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1A SOUTH ELEVATION
BUILDING #1

ELEVATION KEY NOTES: #

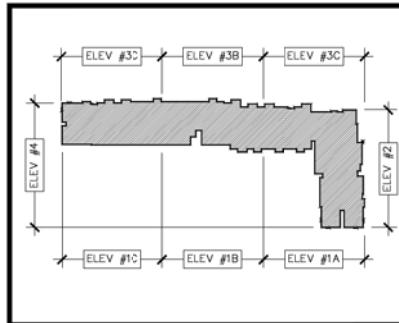
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B	MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
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REVISIONS	
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JOB NO:	19-051
SCALE:	1/8" = 1'-0"
SHEET NO:	

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BUILDING 1 - EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
BUILDING #1



1B SOUTH ELEVATION
BUILDING #1



1A SOUTH ELEVATION
BUILDING #1

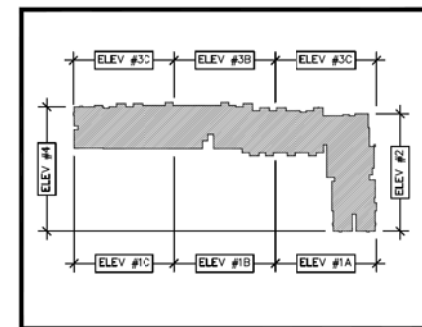
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BUILDING 1 - EXTERIOR ELEVATIONS

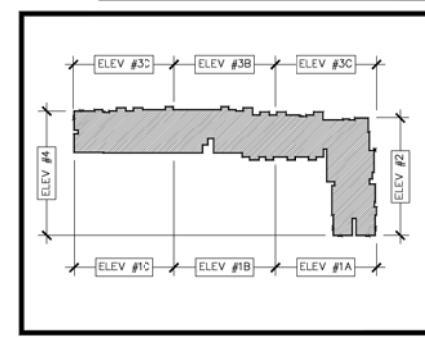


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REVISIONS

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JOB NO: 19-051
SCALE: 1/8" = 1'-0"
SHEET NO:

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BUILDING 1 - EXTERIOR ELEVATIONS



2 EAST ELEVATION
BUILDING #1



1C SOUTH ELEVATION
BUILDING #1

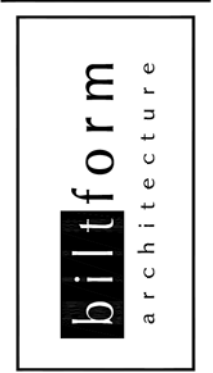
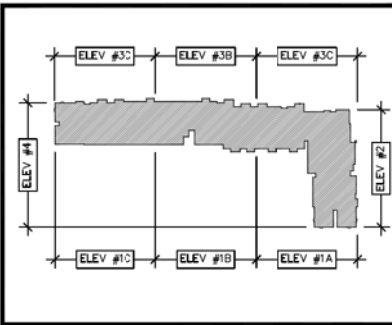
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JOB NO: 194051
SCALE: 1/8" = 1'-0"
SHEET NO:

A3.8

BUILDING 1 - EXTERIOR ELEVATIONS



3 NORTH ELEVATION
BUILDING #1



3B NORTH ELEVATION
BUILDING #1



3A NORTH ELEVATION
BUILDING #1

ELEVATION KEY NOTES: ②

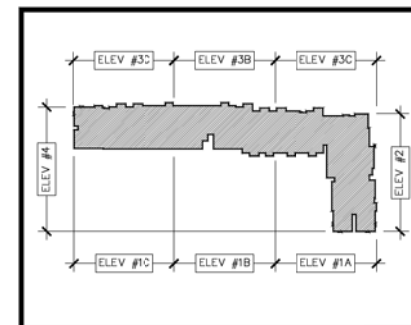
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EXTERIOR COLOR SCHEME 1:

A LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
B MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
C DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
D RAILINGS/CANOPIES /DOORS/ACCENT	DUNN EDWARDS DEA187 BLACK
E ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7681 MODERN CLASS
F STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
G BRCK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
H WINDOW/STOREFRONT /CARPORTS	WHITE



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architecture

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REZONE
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10/02/2020

REVISIONS:	
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BUILDING 1 - EXTERIOR ELEVATIONS



3 NORTH ELEVATION
BUILDING #1



3B NORTH ELEVATION
BUILDING #1



3A NORTH ELEVATION
BUILDING #1

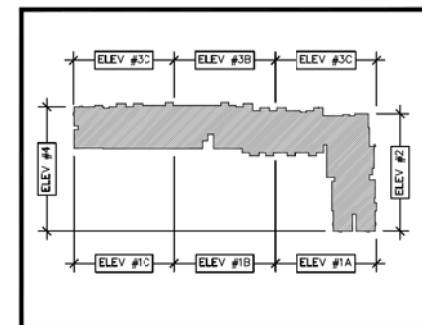
- ELEVATION KEY NOTES: #
1. EXTERIOR STUCCO SYSTEM
 2. STUCCO PARAPET CAP
 3. FULLY SCREENED MECHANICAL UNITS BEYOND.
 4. LIGHT FIXTURE
 5. FOAM/STUCCO POP-OUT WITH SAND FINISH
 6. WINDOW
 7. METAL BALCONY RAILING
 8. DOOR PER PLAN
 9. STUCCO CONTROL JOINT
 10. GARAGE DOOR
 11. METAL RAILING
 12. ALUMINUM STOREFRONT WINDOW SYSTEM
 13. FRAMED BALCONY
 14. ALUMINUM TELESCOPING DOOR SYSTEM
 15. STONE VENEER
 16. LOW WALL
 17. METAL GATE
 18. FIBER CEMENT SIDING
 19. METAL CANOPY, PAINTED
 20. BRICK VENEER
 21. METAL GATE/ENCLOSURE FOR FULLY SCREENED ELECTRICAL EQUIPMENT

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H WINDOW/STOREFRONT /CARPORTS	WHITE





4 WEST ELEVATION
BUILDING #1

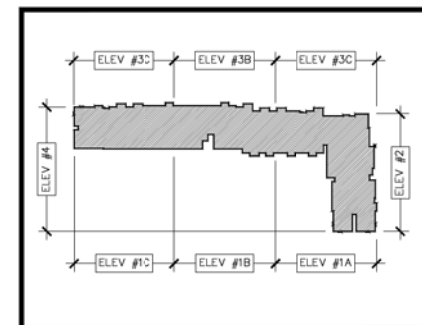
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E	ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DET681 MODERN CLASS
F	STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
G	BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
H	WINDOW/STOREFRONT /CARPORTS	WHITE



3C NORTH ELEVATION
BUILDING #1

BUILDING 1 - EXTERIOR ELEVATIONS



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REVISIONS

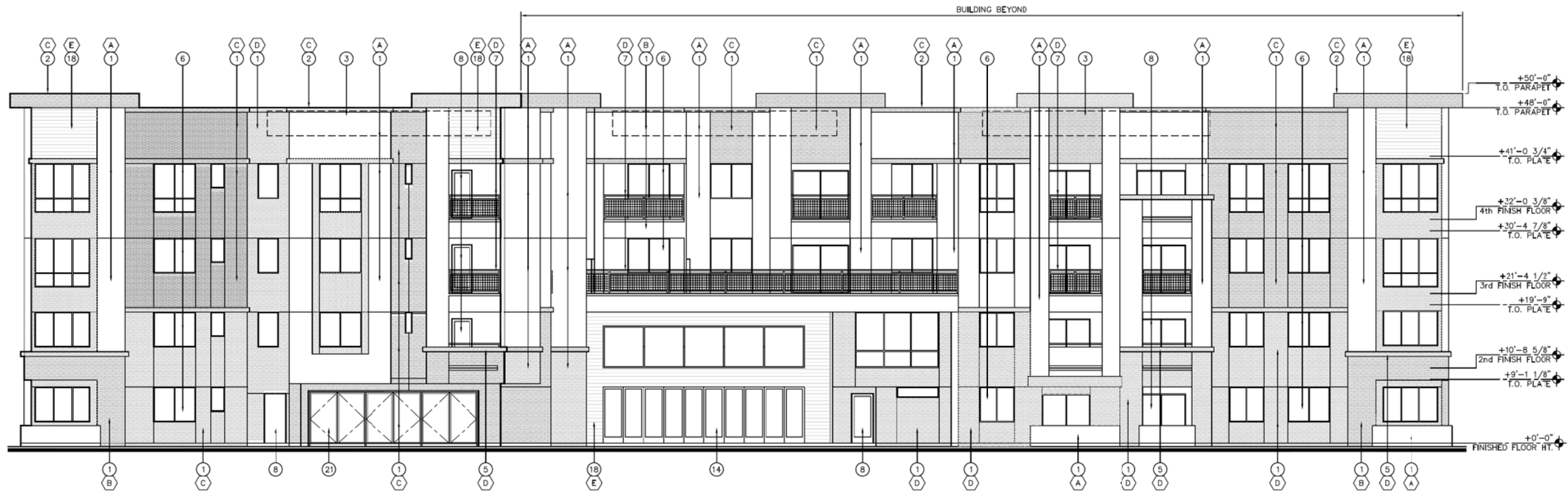
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JOB NO: 19-051

SCALE: 1/8" = 1'-0"

SHEET NO:

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4 WEST ELEVATION
BUILDING #1



3C NORTH ELEVATION
BUILDING #1

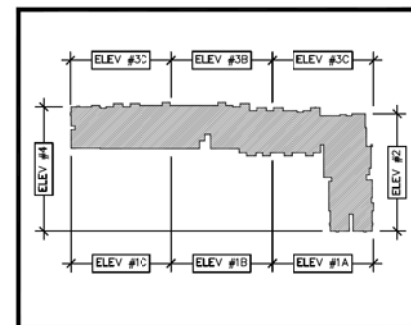
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REVISIONS:

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JOB NO: 19-051

SCALE: 1/8" = 1'-0"

SHEET NO:

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BUILDING 1 - EXTERIOR ELEVATIONS



1 EAST ELEVATION
BUILDING #2



B EAST ELEVATION
BUILDING #2



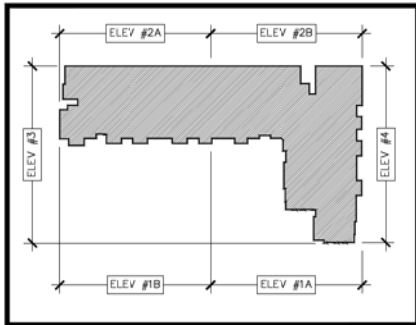
A EAST ELEVATION
BUILDING #2

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JOB NO: 19-051
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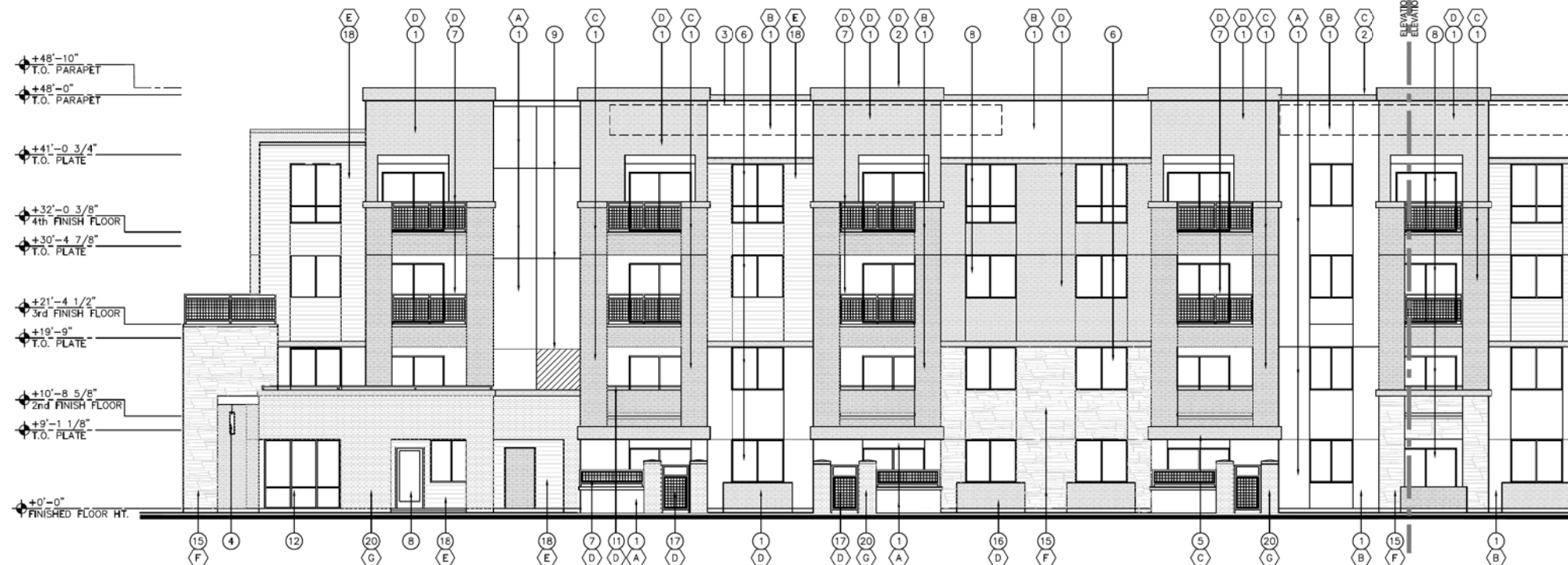
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BUILDING 2 - EXTERIOR ELEVATIONS

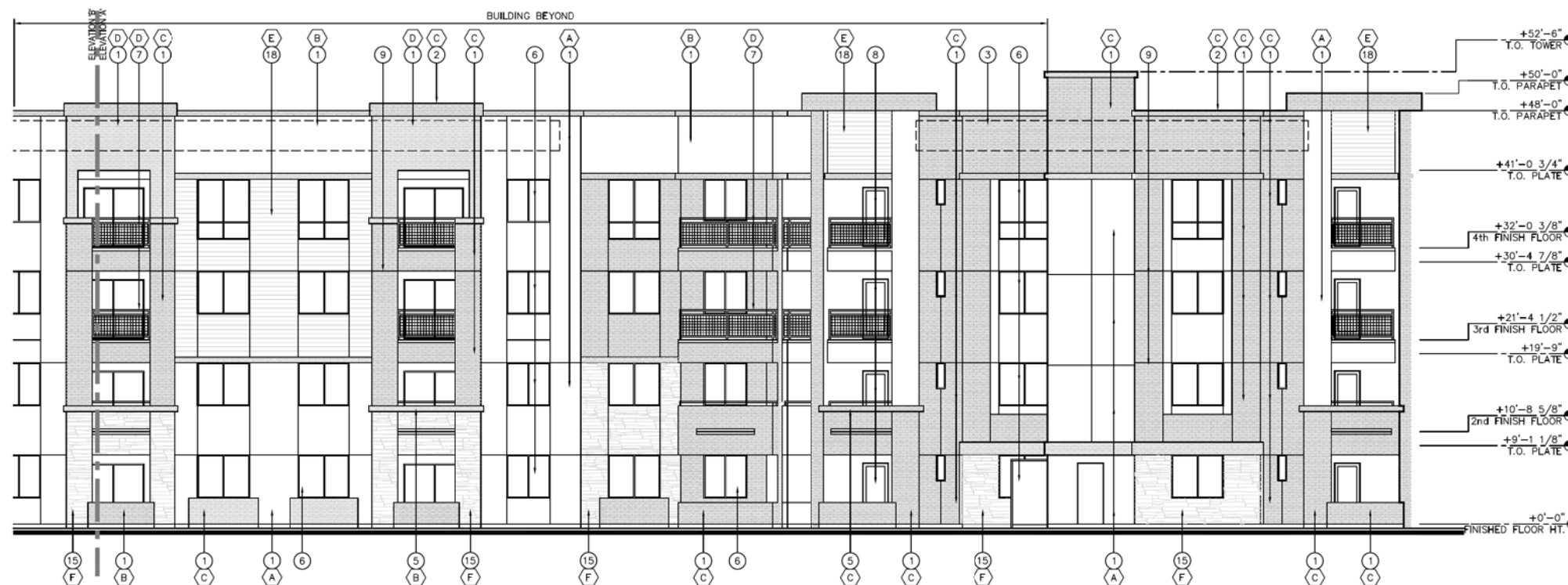
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1 EAST ELEVATION
BUILDING #2



B EAST ELEVATION
BUILDING #2



A EAST ELEVATION
BUILDING #2

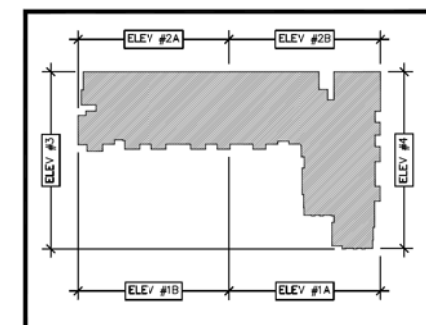
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5	-

JOB NO: 194051
SCALE: 1/8" = 1'-0"
SHEET NO:

A4.4

BUILDING 2 - EXTERIOR ELEVATIONS

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2 WEST ELEVATION
BUILDING #2



B WEST ELEVATION
BUILDING #2



A WEST ELEVATION
BUILDING #2

ELEVATION KEY NOTES: #

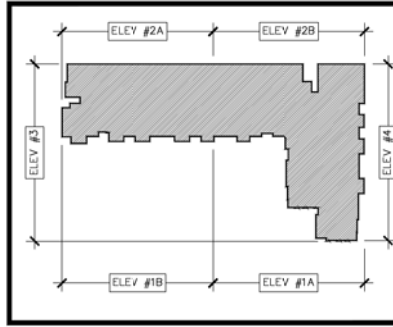
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2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
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EXTERIOR COLOR SCHEME 1:

A LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
B MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
C DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
D RAILINGS/CANOPIES /DOORS/ACCENT	DUNN EDWARDS DEA187 BLACK
E ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7681 MODERN CLASS
F STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
G BRCK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
H WINDOW/STOREFRONT /CARPORTS	WHITE



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group, LLC.

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phoenix, arizona 85020
Phone 602.285.9200 Fax 602.285.9229

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ALTA CHANDLER AT THE PARK

Apartment Homes
CHANDLER, ARIZONA

WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

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10/02/2020

REVISIONS:	
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JOB NO: 19-051
SCALE: 1/8" = 1'-0"
SHEET NO:
A4.5C
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BUILDING 2 - EXTERIOR ELEVATIONS



2 WEST ELEVATION
BUILDING #2



B WEST ELEVATION
BUILDING #2



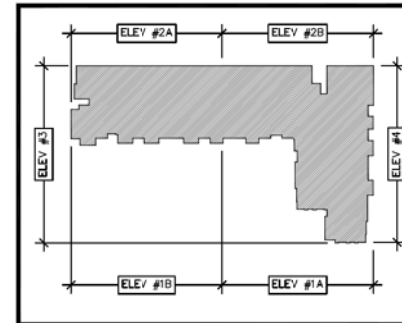
A WEST ELEVATION
BUILDING #2

- ELEVATION KEY NOTES: #
1. EXTERIOR STUCCO SYSTEM
 2. STUCCO PARAPET CAP
 3. FULLY SCREENED MECHANICAL UNITS BEYOND.
 4. LIGHT FIXTURE
 5. FOAM/STUCCO POP-OUT WITH SAND FINISH
 6. WINDOW
 7. METAL BALCONY RAILING
 8. DOOR PER PLAN
 9. STUCCO CONTROL JOINT
 10. GARAGE DOOR
 11. METAL RAILING
 12. ALUMINUM STOREFRONT WINDOW SYSTEM
 13. FRAMED BALCONY
 14. ALUMINUM TELESCOPING DOOR SYSTEM
 15. STONE VENEER
 16. LOW WALL
 17. METAL GATE
 18. FIBER CEMENT SIDING
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 20. BRICK VENEER
 21. METAL GATE/ENCLOSURE FOR FULLY SCREENED ELECTRICAL EQUIPMENT

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4	-
5	-

JOB NO: 194051
SCALE: 1/8" = 1'-0"
SHEET NO:

A4.5

BUILDING 2 - EXTERIOR ELEVATIONS



3 SOUTH ELEVATION
BUILDING #2



4 NORTH ELEVATION
BUILDING #2

ELEVATION KEY NOTES: #

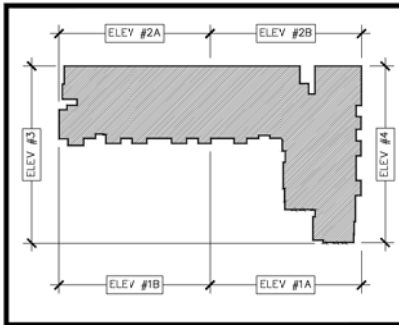
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F STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
G BRCK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
H WINDOW/STOREFRONT /CARPORTS	WHITE



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JOB NO: 19-051
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SHEET NO:

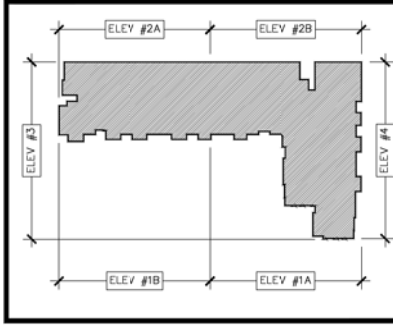
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JOB NO: 19-051
SCALE: 1/8" = 1'-0"
SHEET NO:



1 EAST ELEVATION
BUILDING #3



B EAST ELEVATION
BUILDING #3



A EAST ELEVATION
BUILDING #3

ELEVATION KEY NOTES: #

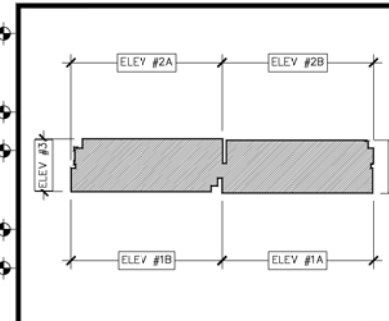
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SCALE:	1/8" = 1'-0"
SHEET NO:	

A5.4C

BUILDING 3 - EXTERIOR ELEVATIONS



1 EAST ELEVATION
BUILDING #3



B EAST ELEVATION
BUILDING #3



A EAST ELEVATION
BUILDING #3

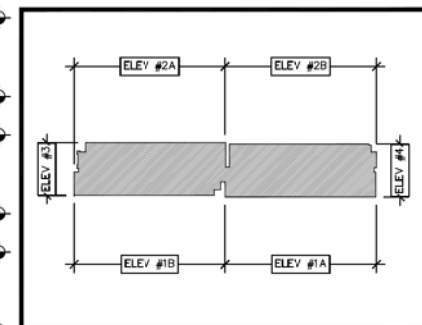
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SCALE: 1/8" = 1'-0"

SHEET NO:

A5.4

BUILDING 3 - EXTERIOR ELEVATIONS

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2 WEST ELEVATION
BUILDING #3



B WEST ELEVATION
BUILDING #3



A WEST ELEVATION
BUILDING #3

ELEVATION KEY NOTES: #

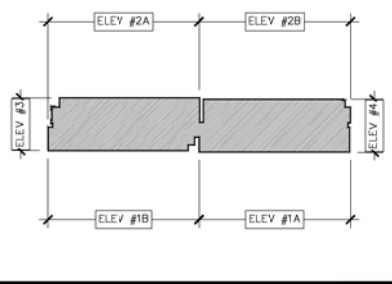
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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
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EXTERIOR COLOR SCHEME 1:

A	LIGHT STUCCO COLOR	BENJAMIN MOORE 2123-70 ICE MIST
B	MIDRANGE STUCCO COLOR	DUNN EDWARDS DE6255 WISHING WELL
C	DARK STUCCO COLOR	DUNN EDWARDS DE6327 RHINOCEROS
D	RAILINGS/CANOPIES /DOORS/ACCENT	DUNN EDWARDS DEA187 BLACK
E	ROUGH TEXTURED FIBER CEMENT SIDING	DUNN EDWARDS DE7681 MODERN CLASS
F	STONE VENEER	CORONADO SAWTOOTH LEDGE WHITE
G	BRICK VENEER	SUMMIT FACE BRICK 702 TBL CONCORDE
H	WINDOW/STOREFRONT /CARPORTS	WHITE



biltform architecture
group, LLC.

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WOOD PARTNERS

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BUILDING 3 - EXTERIOR ELEVATIONS



2 WEST ELEVATION
BUILDING #3



B WEST ELEVATION
BUILDING #3



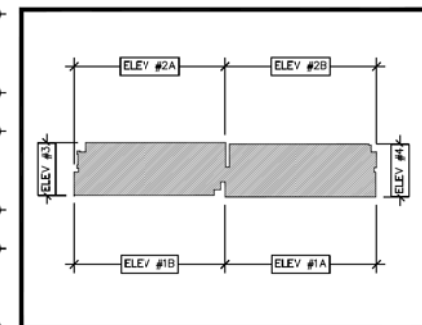
A WEST ELEVATION
BUILDING #3

- ELEVATION KEY NOTES: #
1. EXTERIOR STUCCO SYSTEM
 2. STUCCO PARAPET CAP
 3. FULLY SCREENED MECHANICAL UNITS BEYOND.
 4. LIGHT FIXTURE
 5. FOAM/STUCCO POP-OUT WITH SAND FINISH
 6. WINDOW
 7. METAL BALCONY RAILING
 8. DOOR PER PLAN
 9. STUCCO CONTROL JOINT
 10. GARAGE DOOR
 11. METAL RAILING
 12. ALUMINUM STOREFRONT WINDOW SYSTEM
 13. FRAMED BALCONY
 14. ALUMINUM TELESCOPING DOOR SYSTEM
 15. STONE VENEER
 16. LOW WALL
 17. METAL GATE
 18. FIBER CEMENT SIDING
 19. METAL CANOPY, PAINTED
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JOB NO: 19-051
SCALE: 1/8" = 1'-0"
SHEET NO:

A5.5

BUILDING 3 - EXTERIOR ELEVATIONS



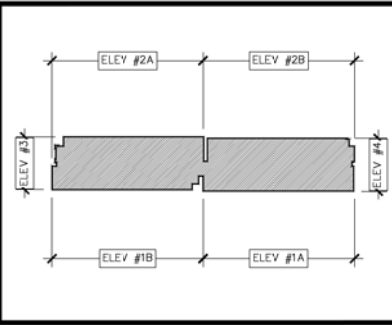
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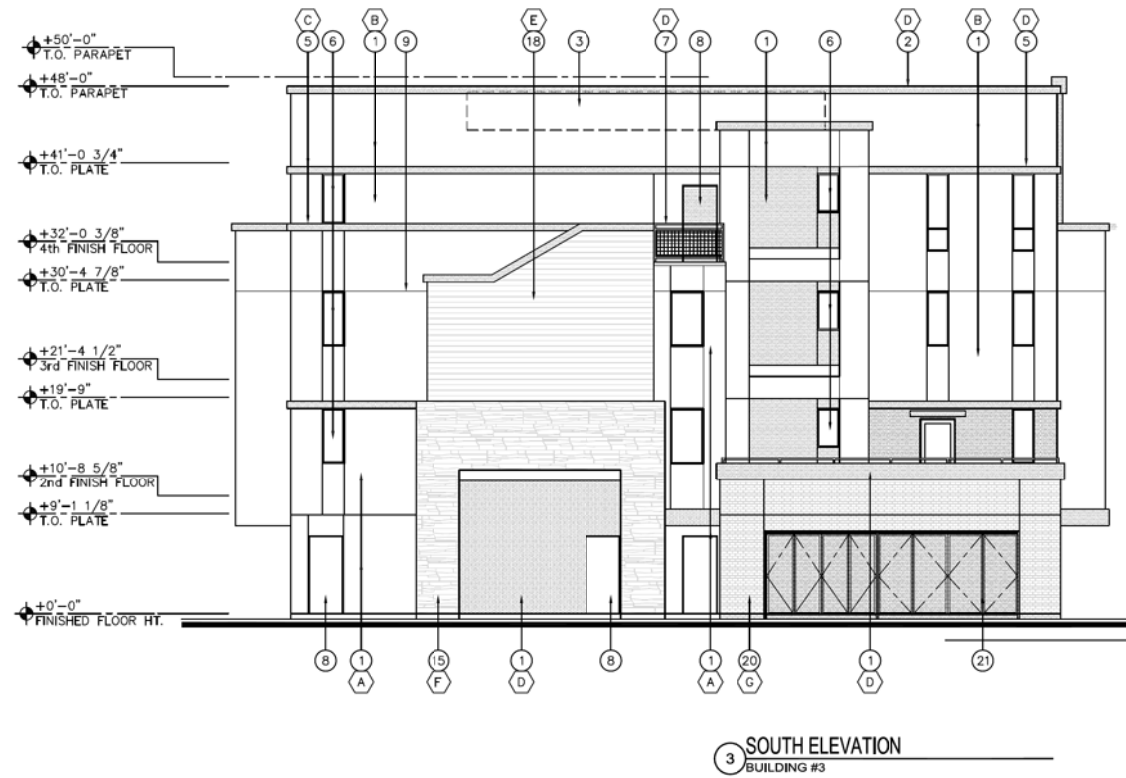
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PHONE: 480-607-0622

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10/02/2020

REVISIONS:	
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JOB NO:	19-051
SCALE:	1/8" = 1'-0"
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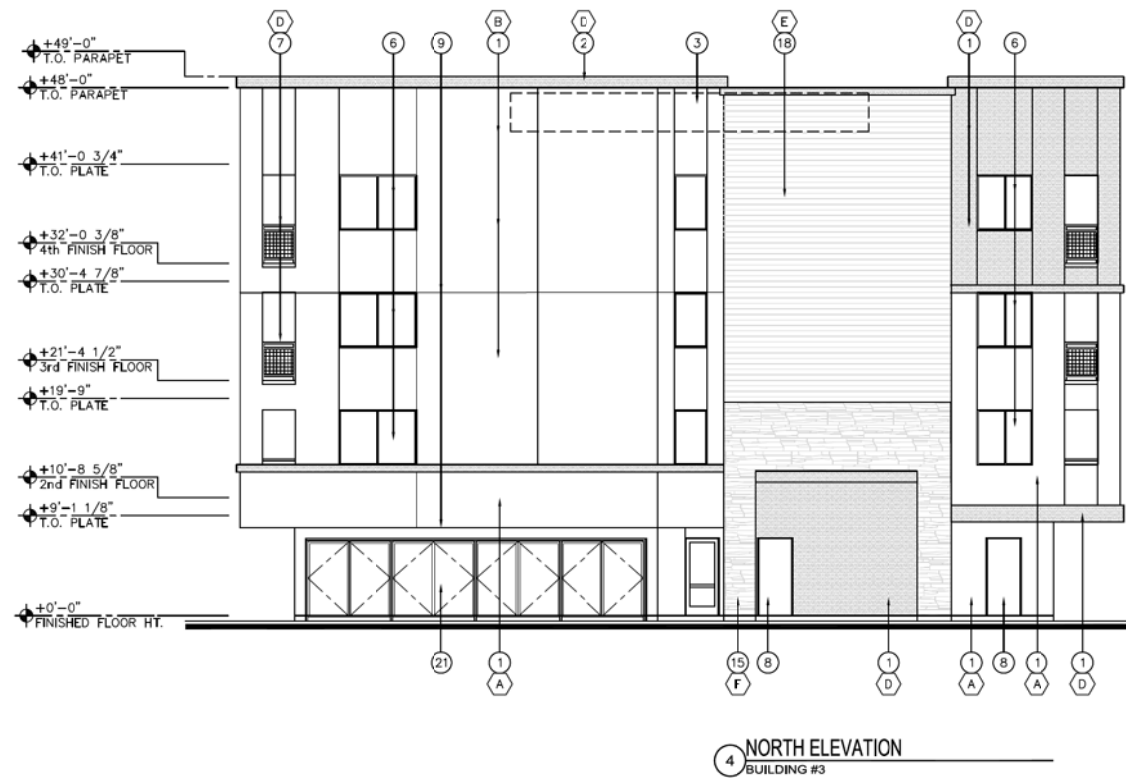
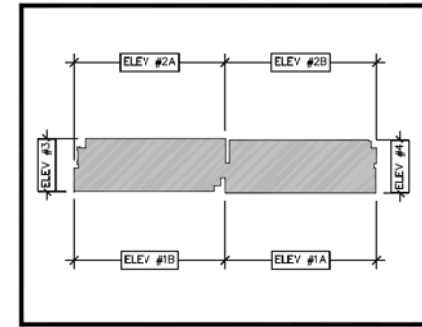
BUILDING 3 - EXTERIOR ELEVATIONS



- ELEVATION KEY NOTES: #
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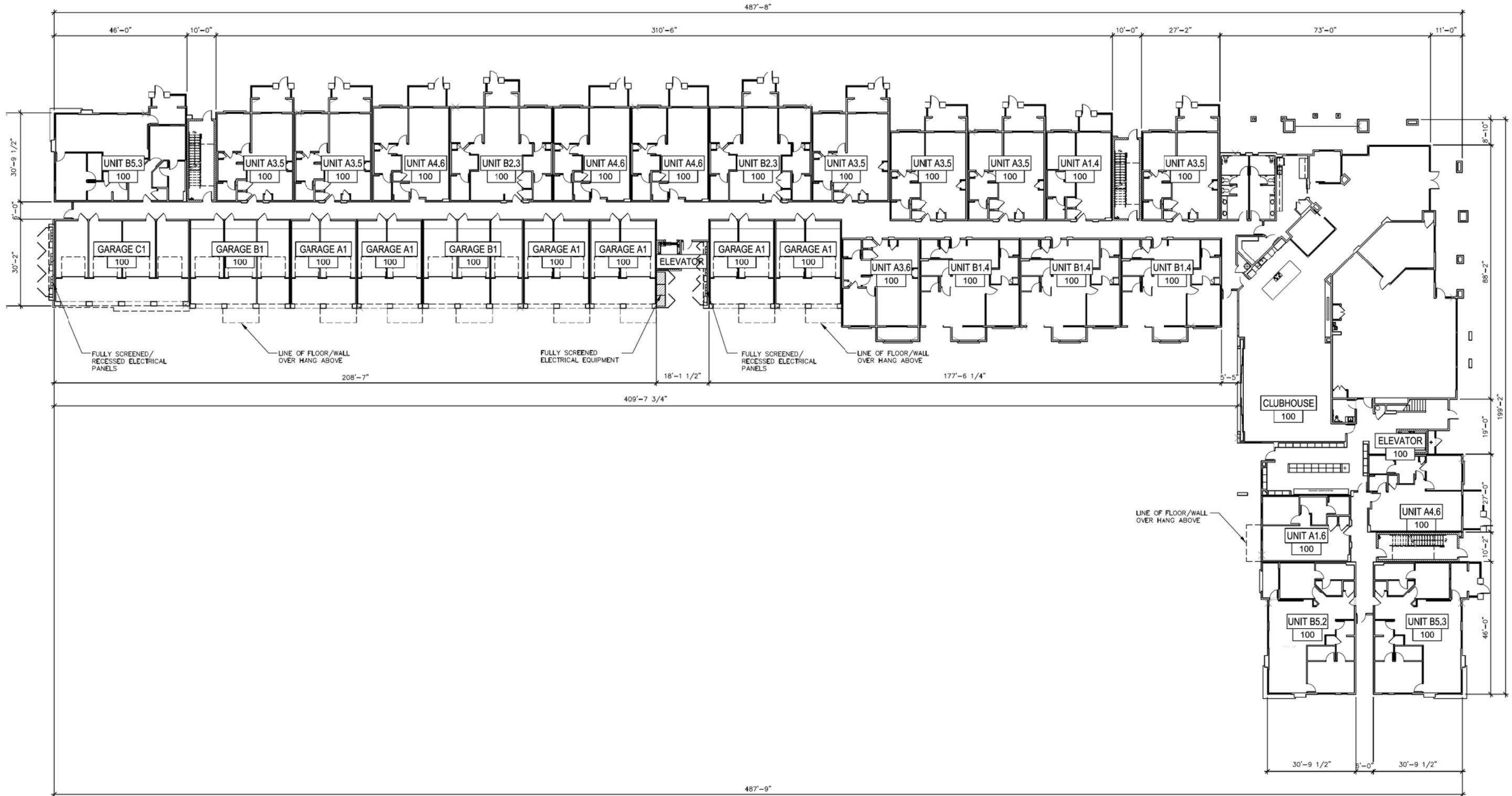
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JOB NO: 19-051
SCALE: 1/8" = 1'-0"
SHEET NO:

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BUILDING 3 - EXTERIOR ELEVATIONS

EXHIBIT 7



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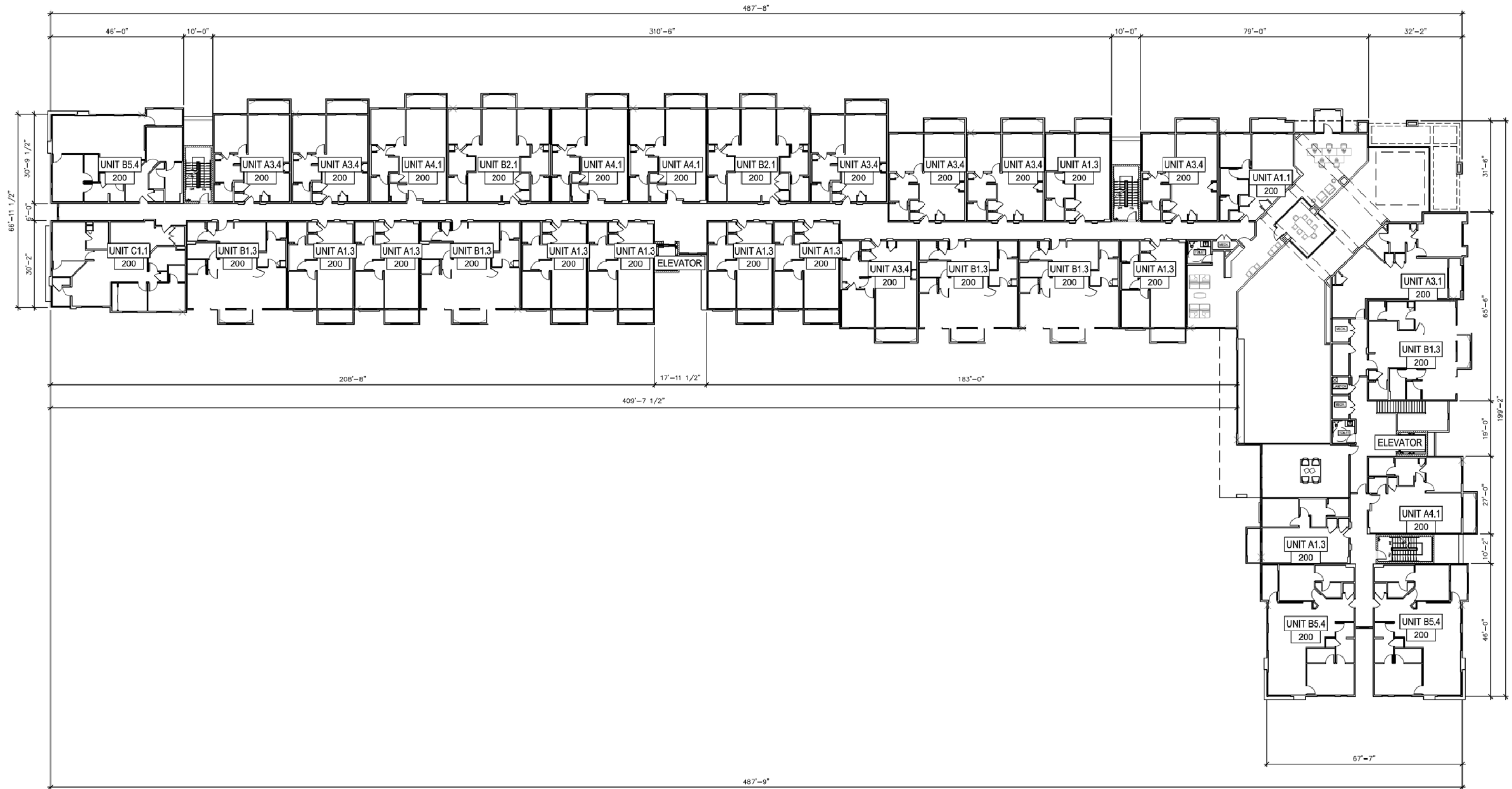
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JOB NO:	19-051
SCALE:	1/16" = 1'-0"
SHEET NO:	

A3.1

BUILDING 1 - 1ST FLOOR PLAN



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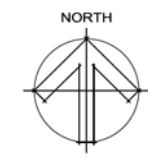
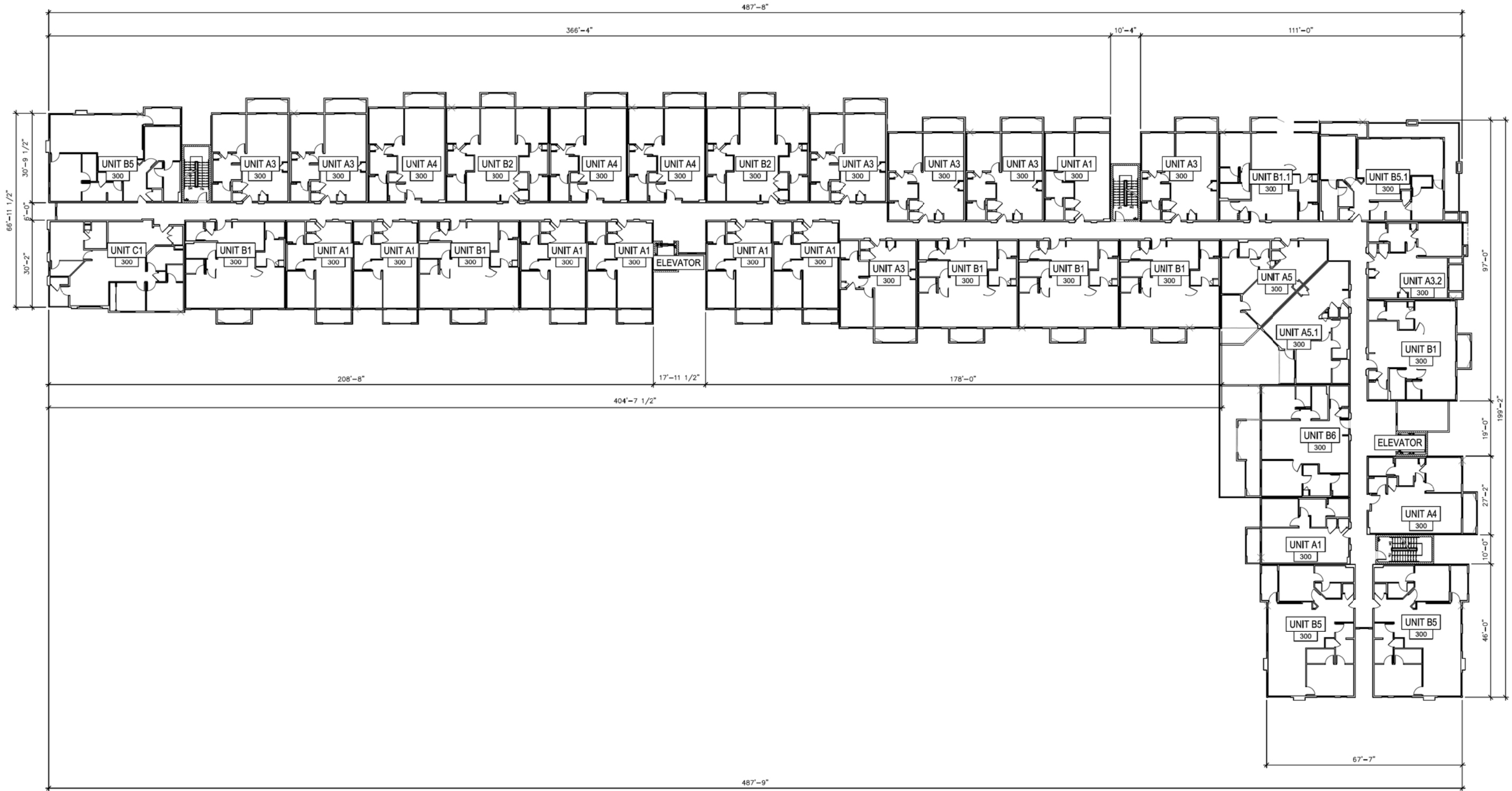
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JOB NO:	19-051
SCALE:	1/16" = 1'-0"
SHEET NO:	

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BUILDING 1 - 2ND FLOOR PLAN



BUILDING 1 - 3RD FLOOR PLAN



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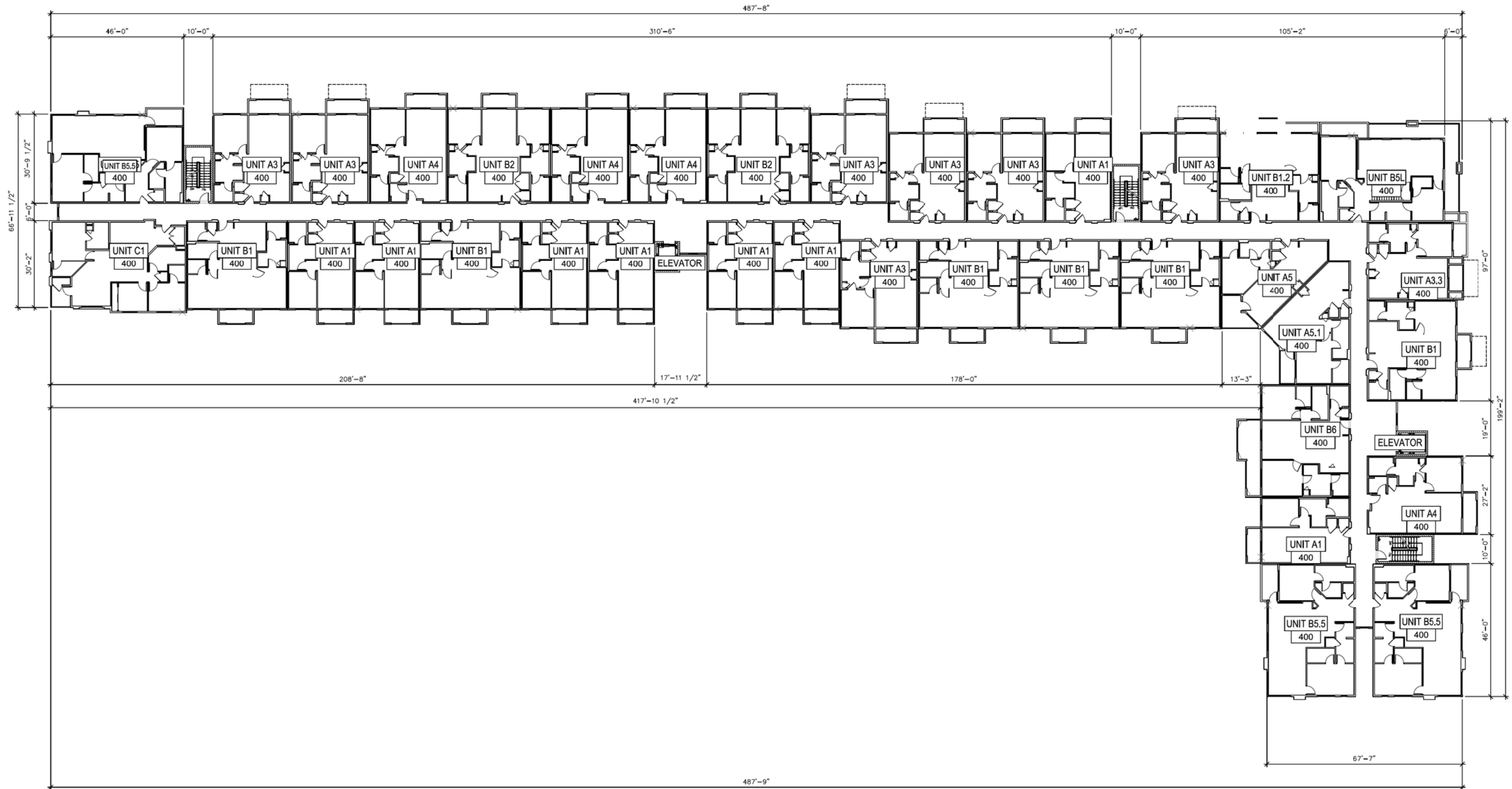
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JOB NO:	19-051
SCALE:	1/16" = 1'-0"
SHEET NO:	

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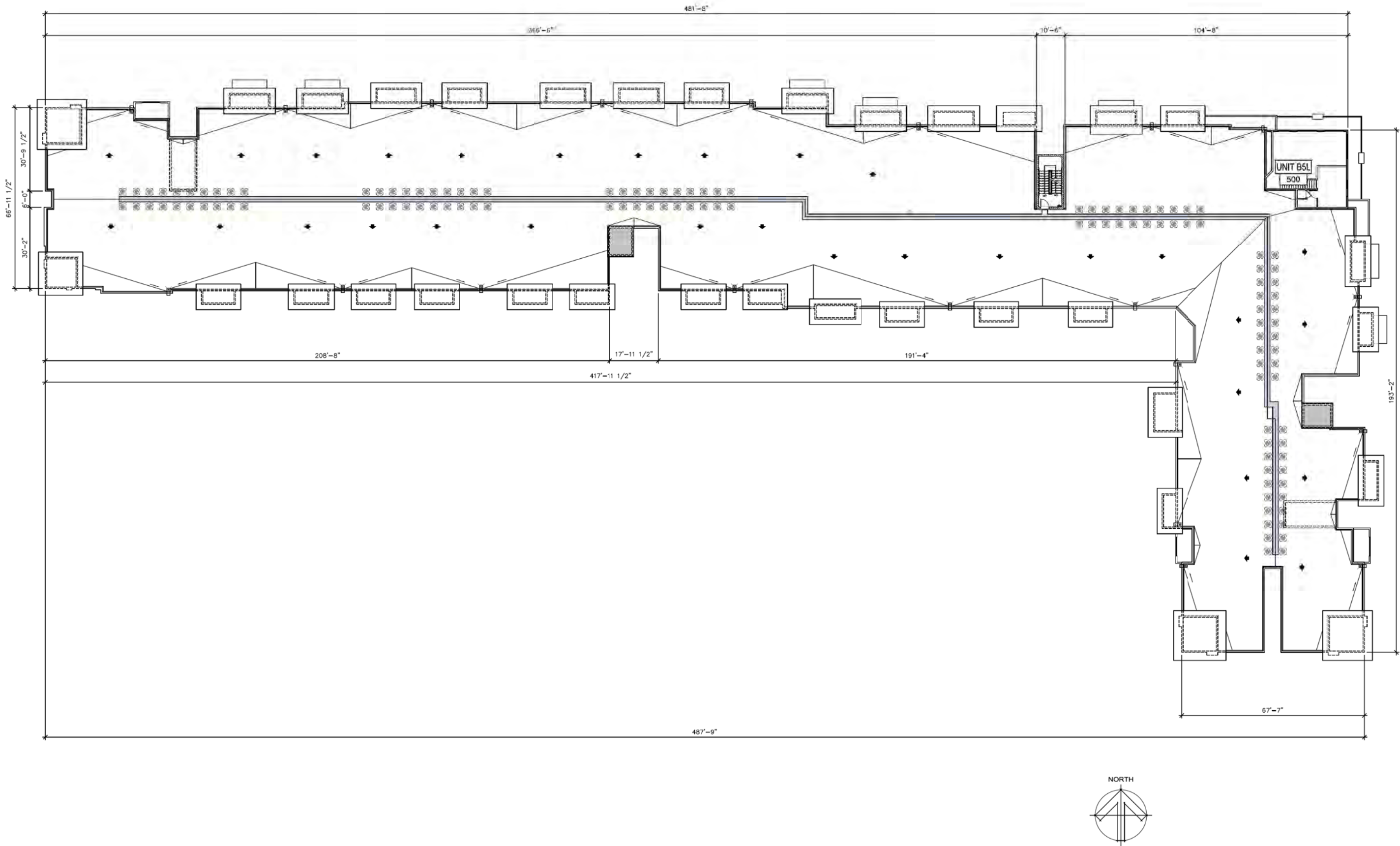
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JOB NO:	19-051
SCALE:	1/16" = 1'-0"
SHEET NO:	

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BUILDING 1 - 4TH FLOOR PLAN



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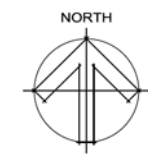
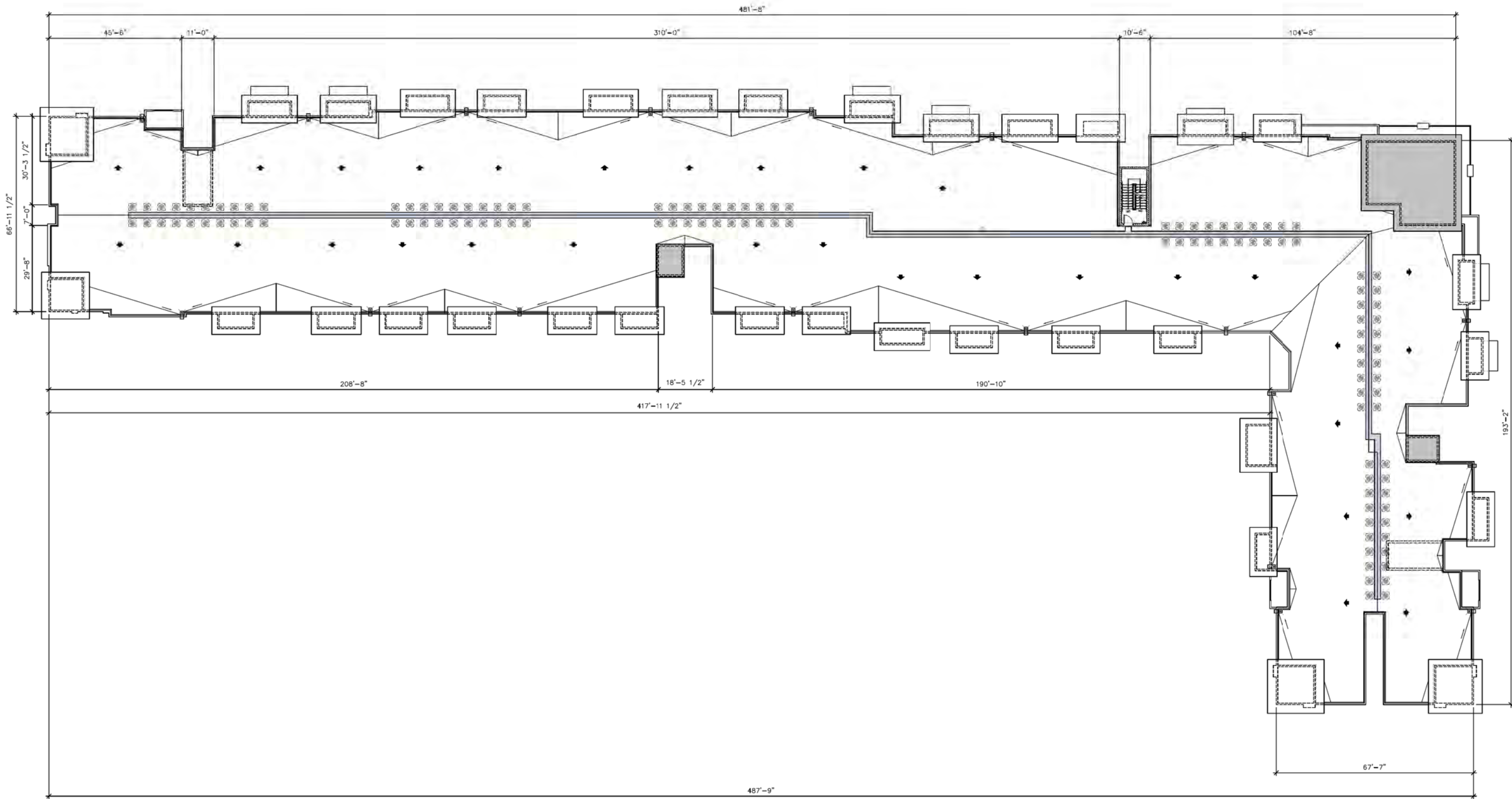
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JOB NO:	19-051
SCALE:	1/16" = 1'-0"
SHEET NO:	

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BUILDING 1 - 5TH FLOOR PLAN



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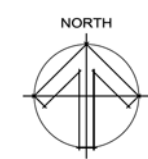
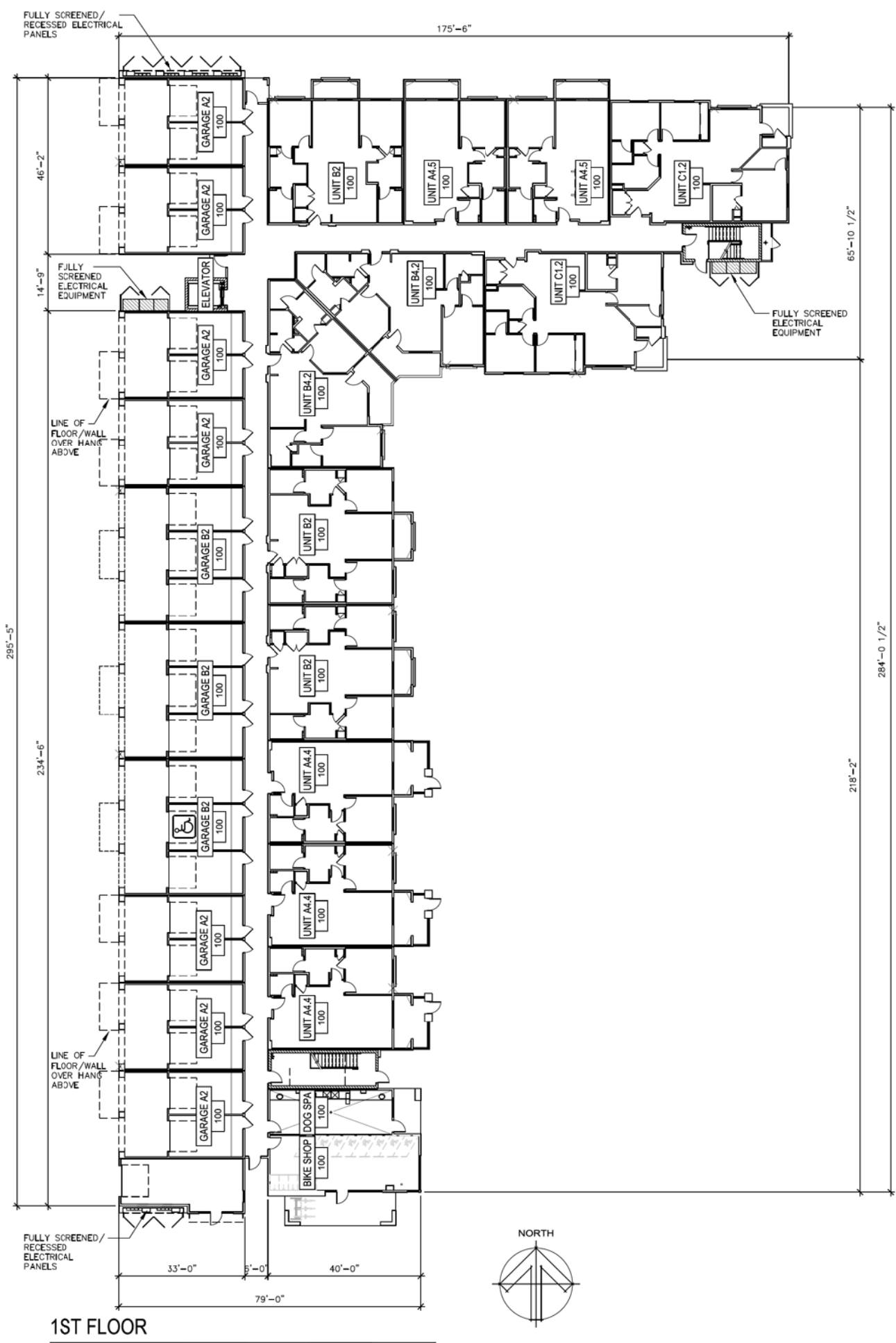
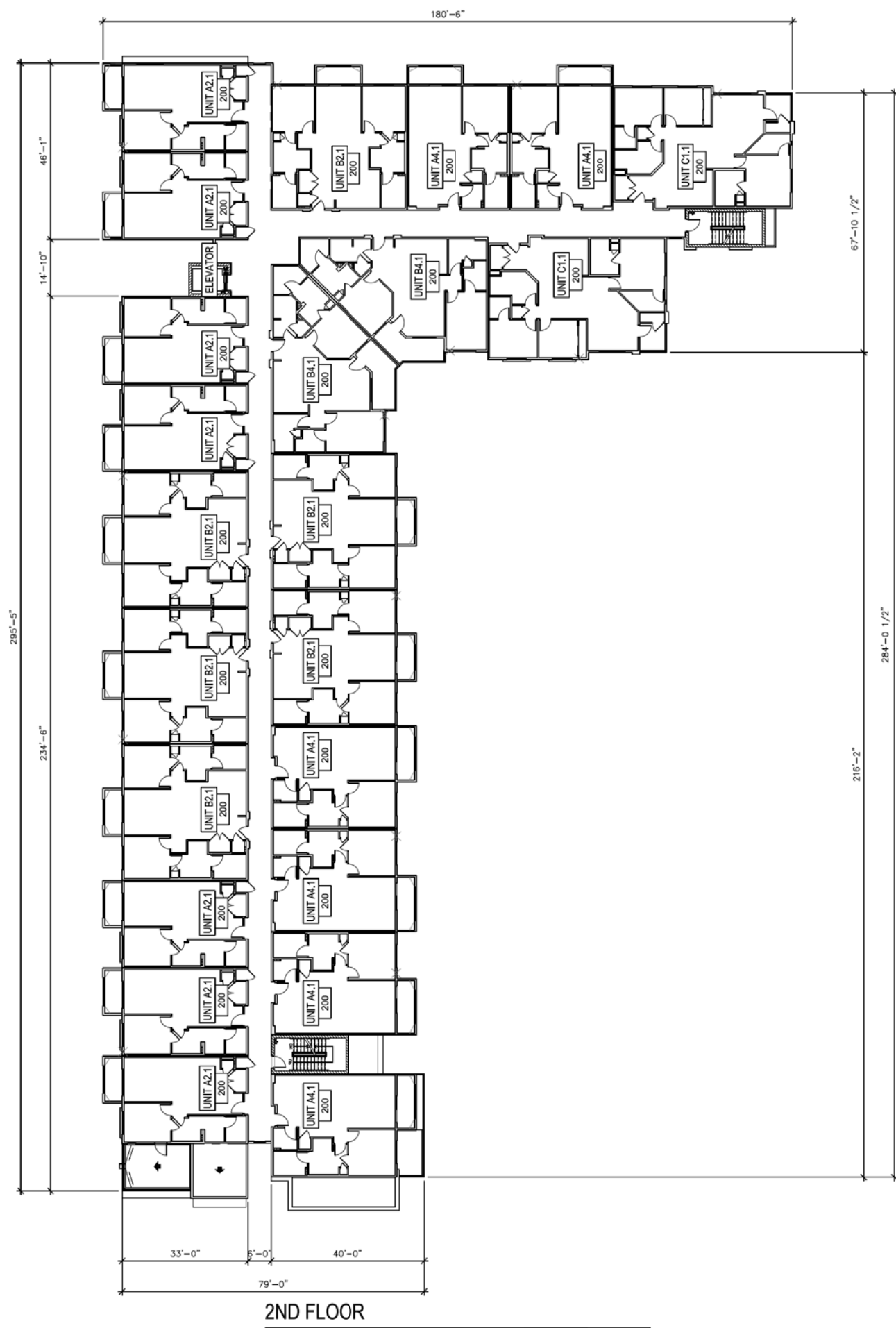
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JOB NO: 19-051	
SCALE: 1/16" = 1'-0"	
SHEET NO:	

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BUILDING 1 - ROOF PLAN



BUILDING 2 - 1ST & 2ND FLOOR PLANS



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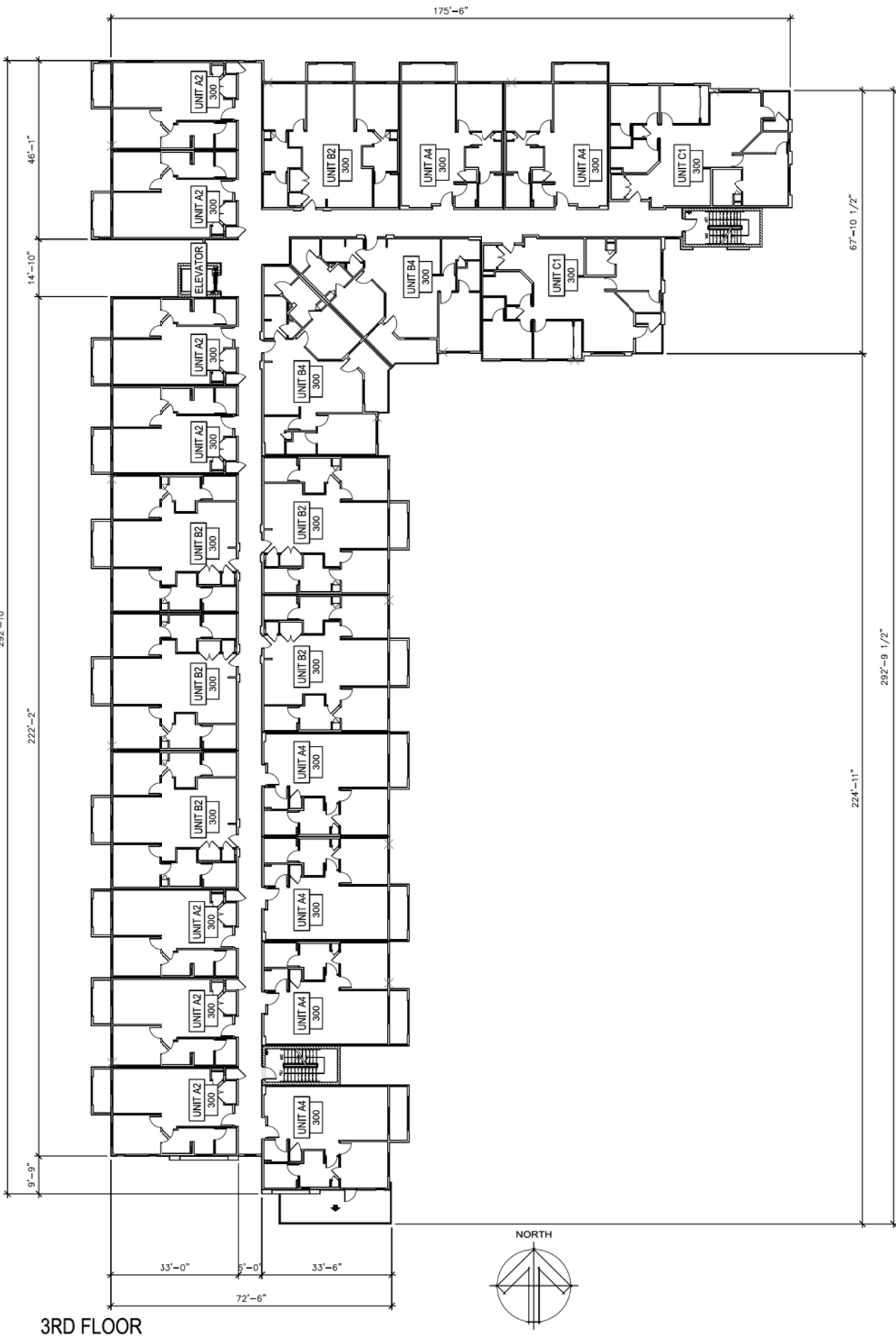
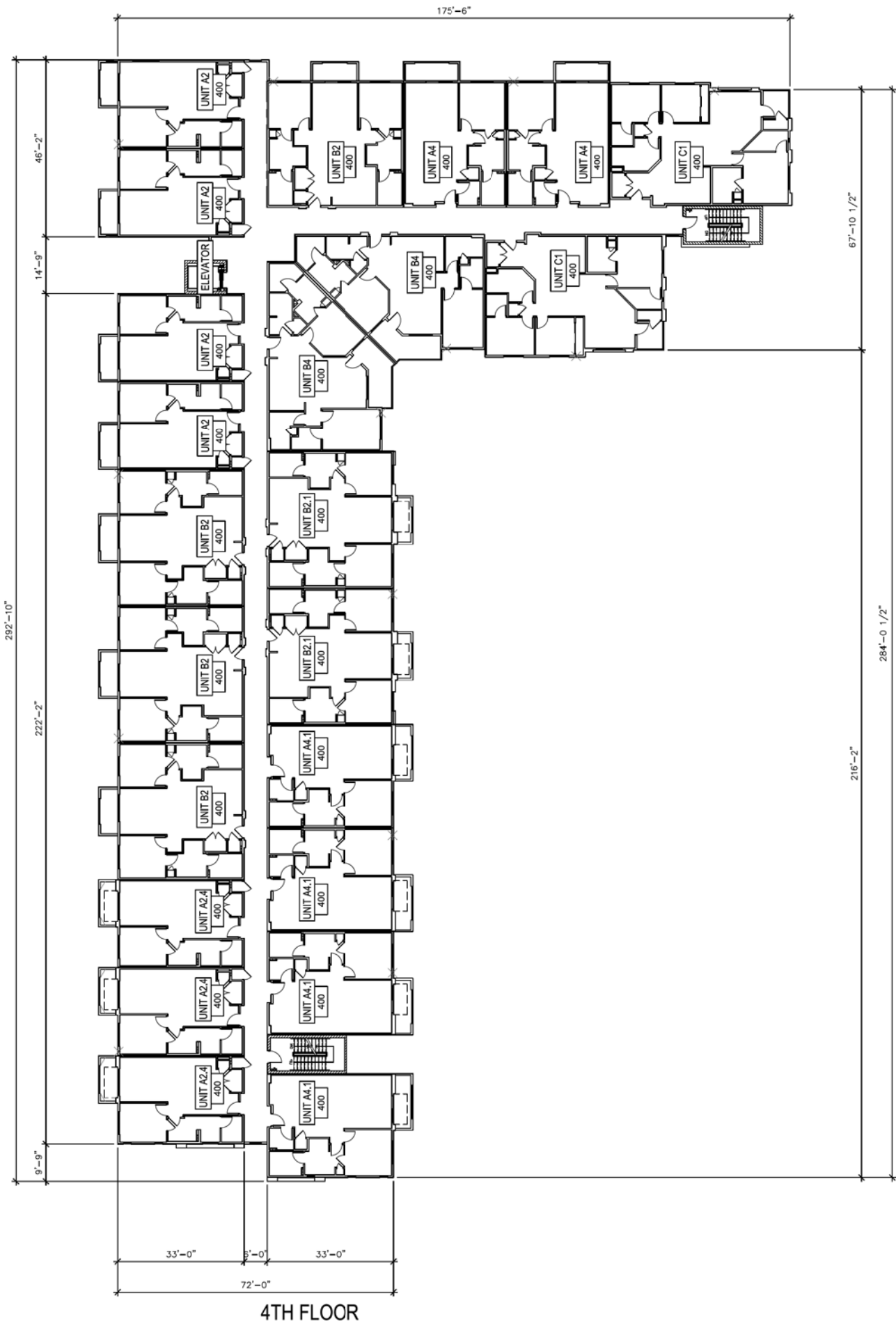
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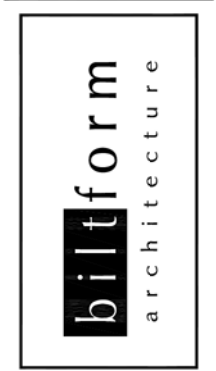
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SHEET NO:	

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BUILDING 2 - 3RD & 4TH FLOOR PLANS



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Apartment Homes
CHANDLER ARIZONA

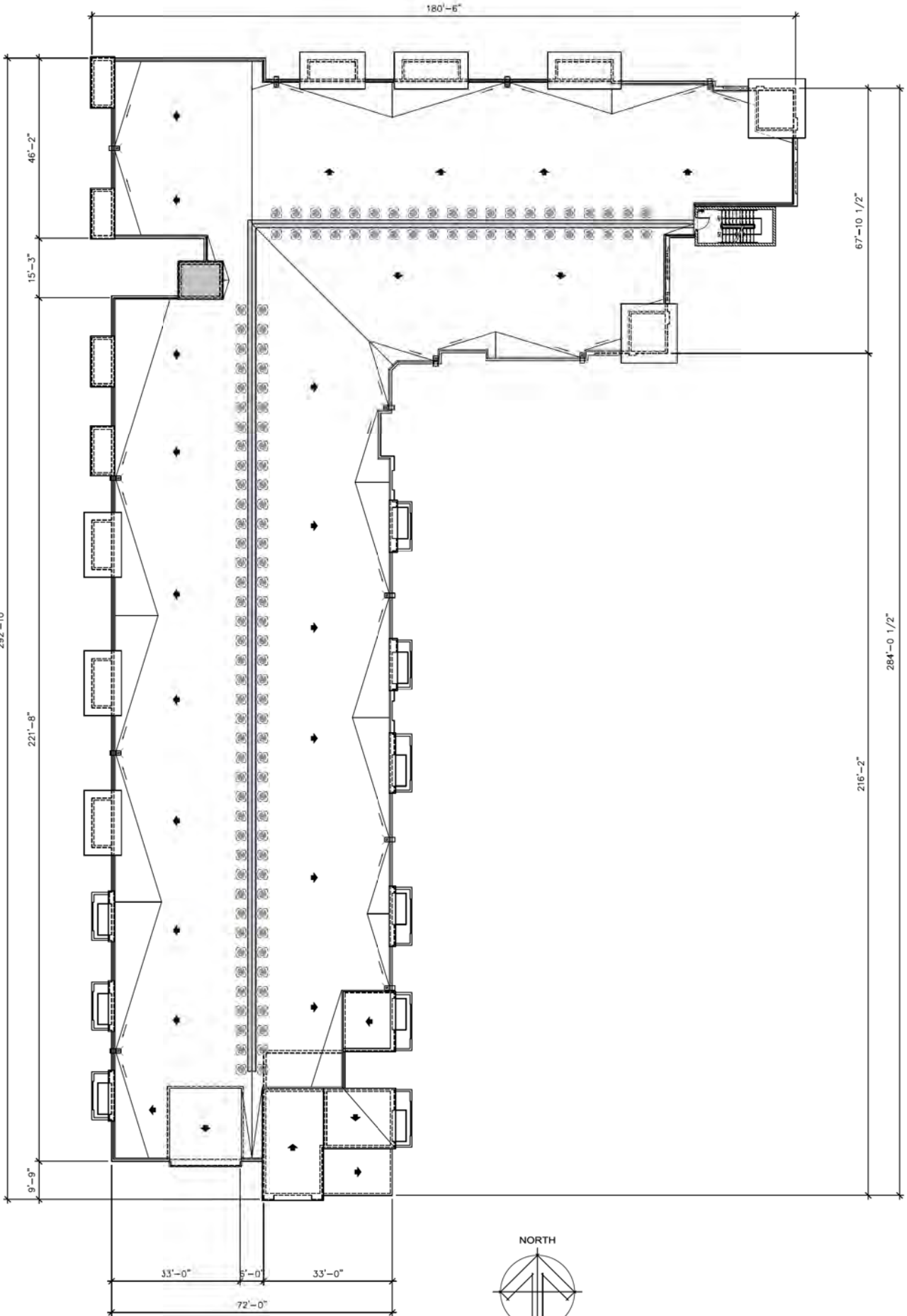
WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

REZONE
RESUBMITTAL
10/02/2020

REVISIONS:	
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JOB NO: 19-051	
SCALE: 1/16" = 1'-0"	
SHEET NO:	

A4.2



ROOF PLAN

BUILDING 2 - ROOF PLANS

biltform

architecture

biltform architecture

group, LLC.

11460 north cave creek road, suite 11

phoenix, arizona 85020

Phone: 602.285.9200 Fax: 602.285.9229

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ALTA CHANDLER AT THE PARK

Apartment Homes
CHANDLER ARIZONA

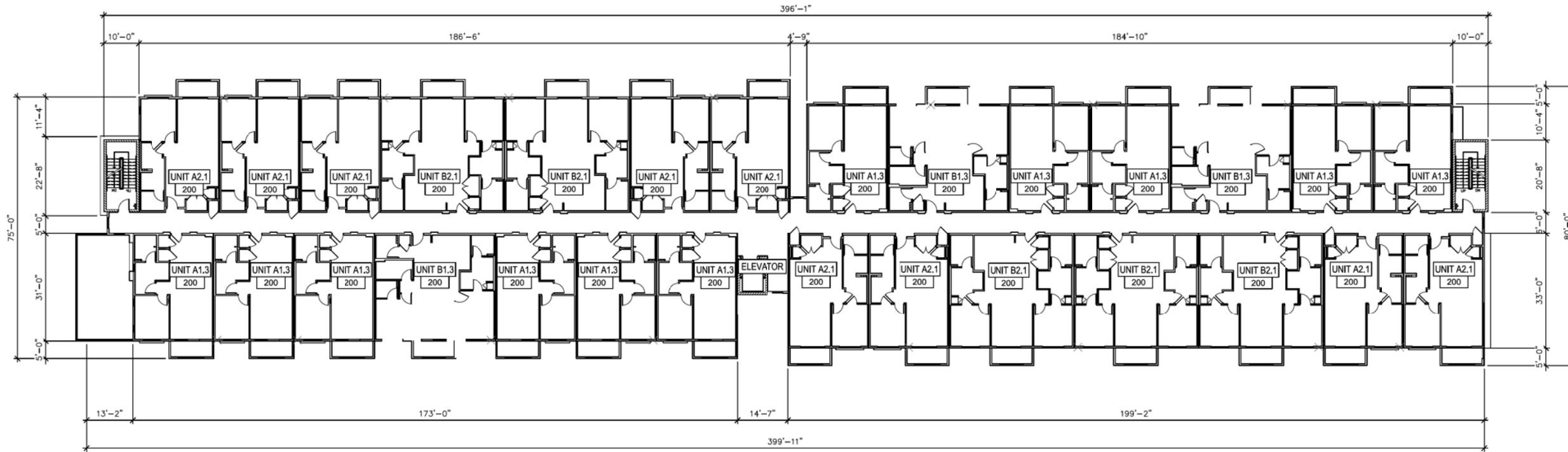
WOOD PARTNERS

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258

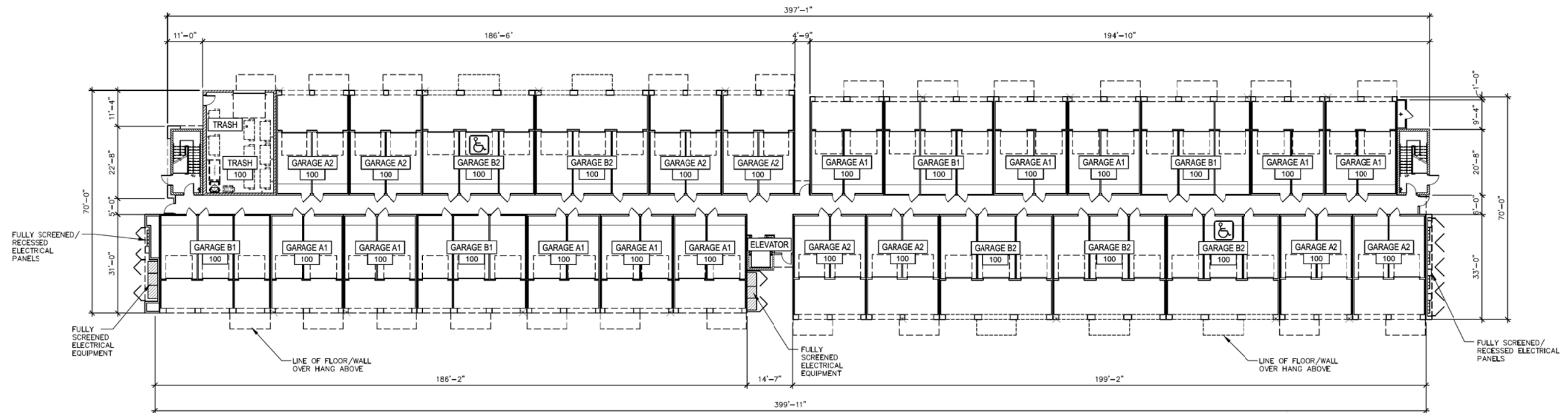
PHONE: 480-607-0622

REZONE RESUBMITTAL 10/02/2020	
REVISIONS:	
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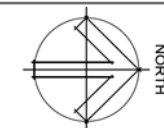
A4.3



2ND FLOOR



1ST FLOOR



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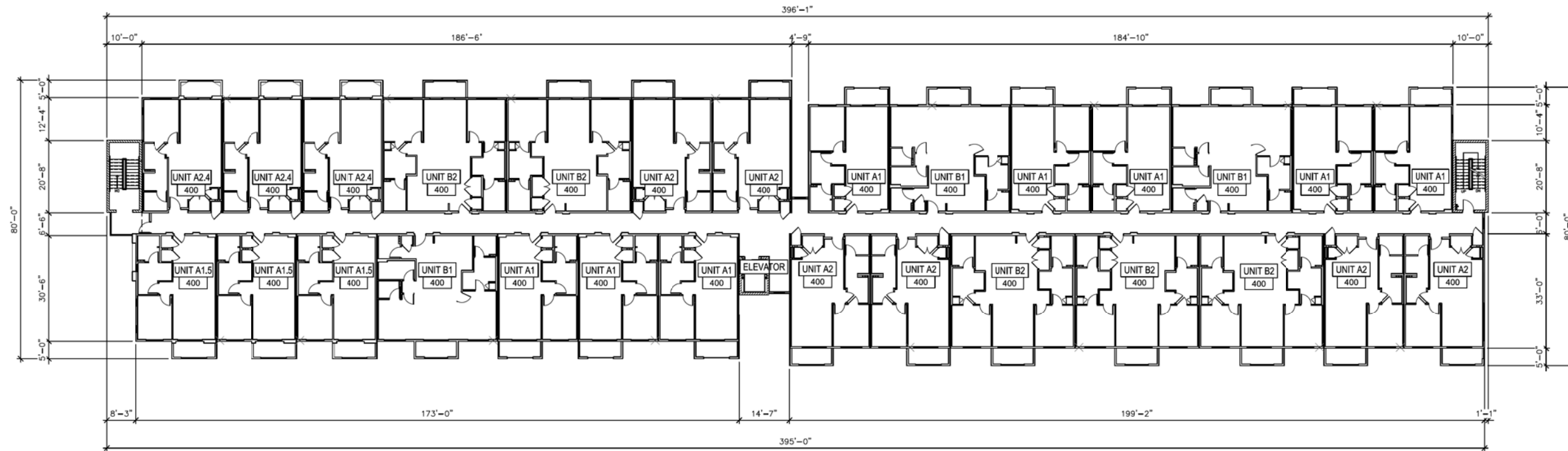
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
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REZONE
RESUBMITTAL
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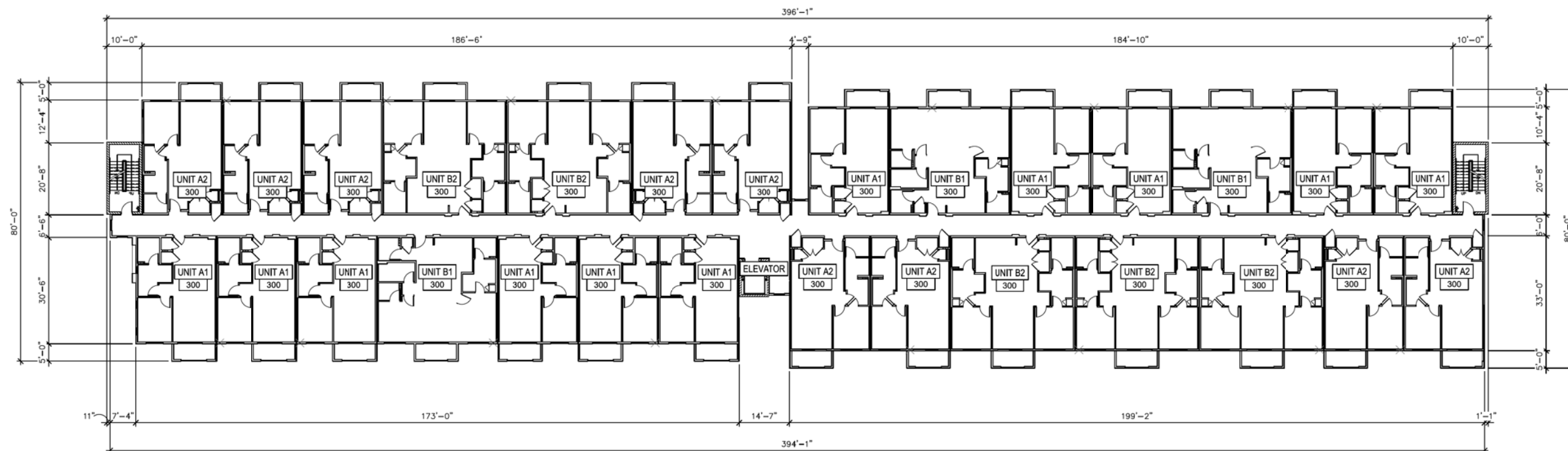
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JOB NO:	19-051
SCALE:	1/16" = 1'-0"
SHEET NO:	

A5.1

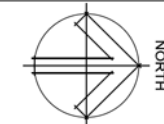
BUILDING 3 - 1ST & 2ND FLOOR PLANS



4TH FLOOR



3RD FLOOR



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WOOD PARTNERS

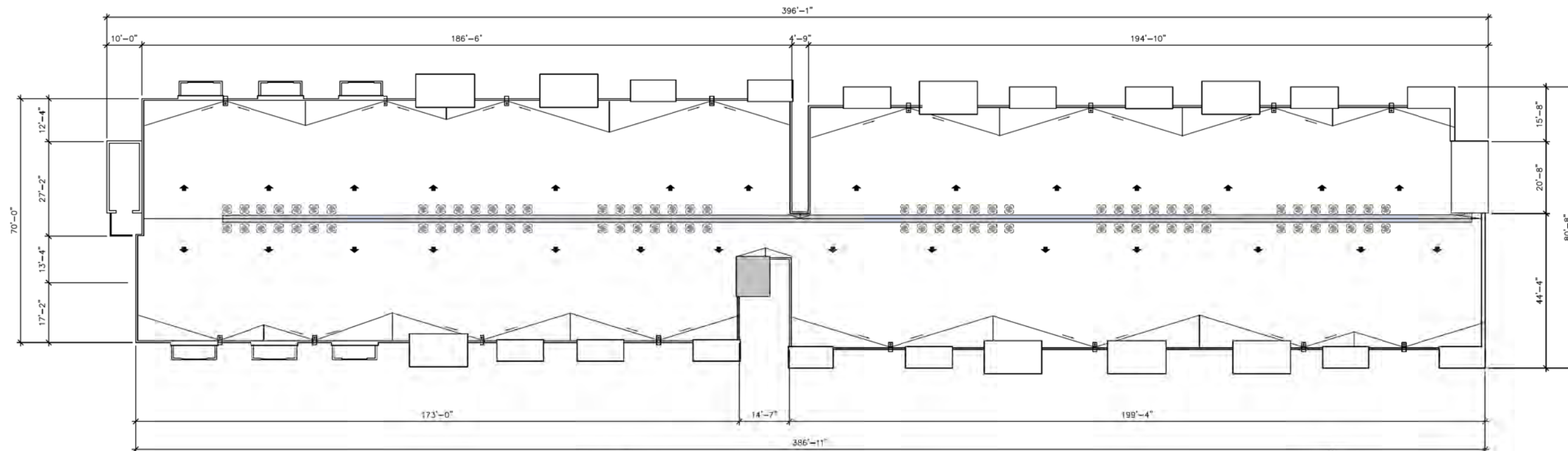
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
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REZONE
RESUBMITTAL
10/02/2020

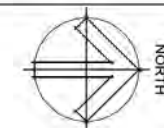
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JOB NO:	19-051
SCALE:	1/16" = 1'-0"
SHEET NO:	

A5.2

BUILDING 3 - 3RD & 4TH FLOOR PLANS



ROOF PLAN



BUILDING 3 - ROOF PLANS



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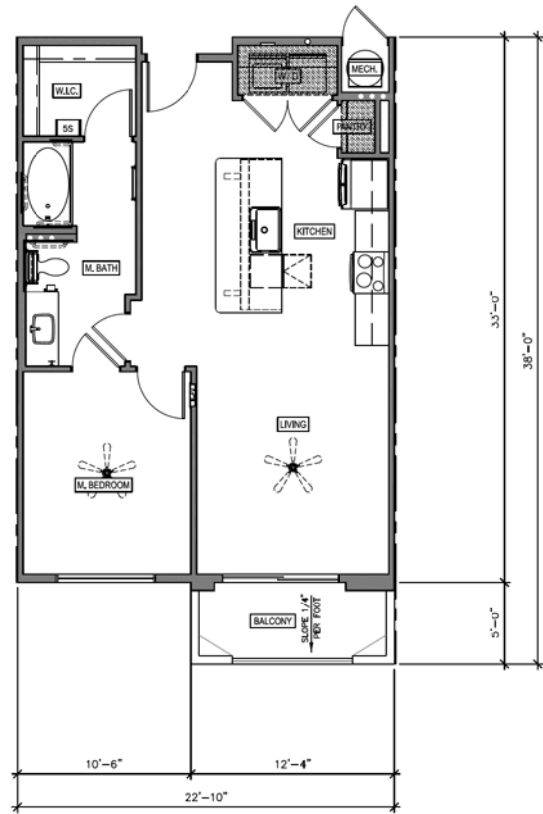
WOOD PARTNERS

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PHONE: 480-607-0622

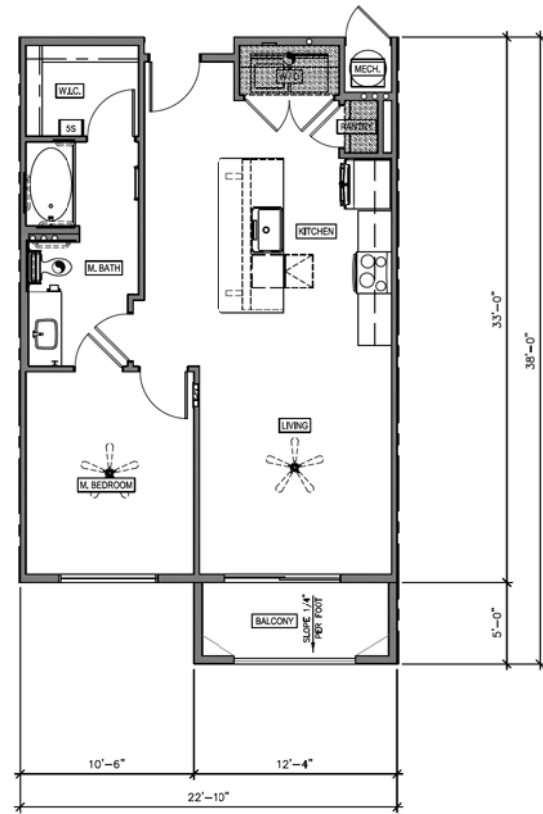
REZONE
RESUBMITTAL
10/02/2020

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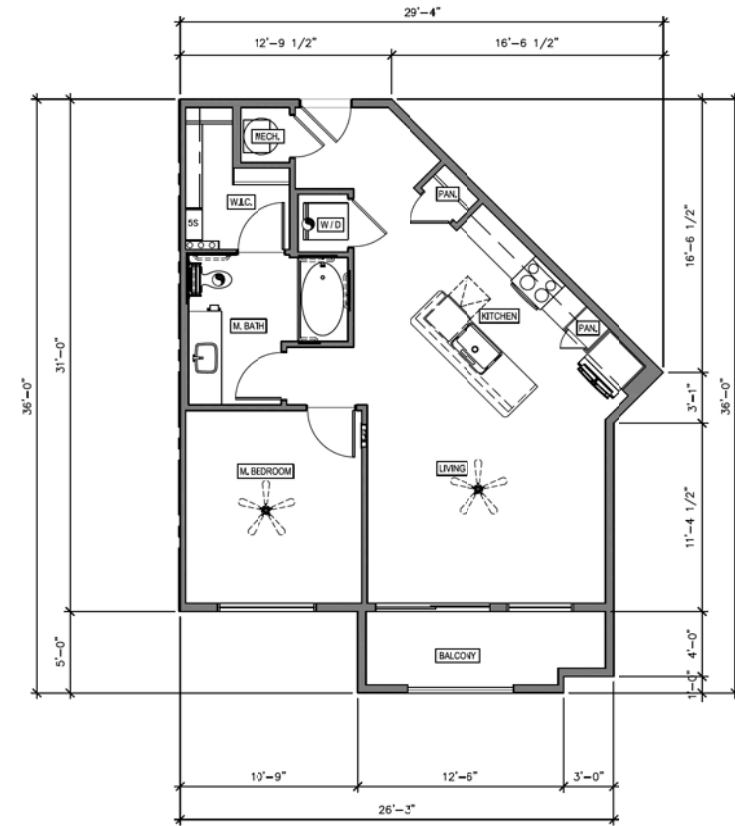
A5.3



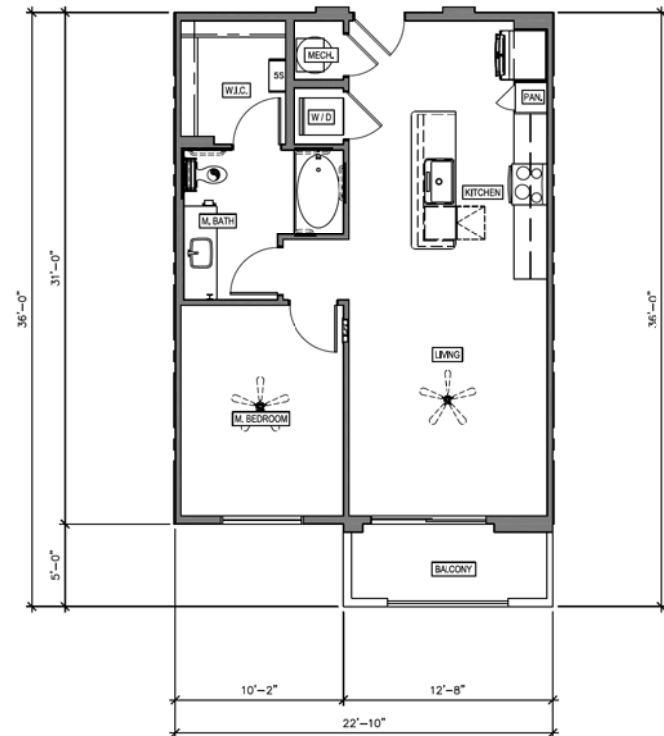
UNIT A2 UPPER SOUTH



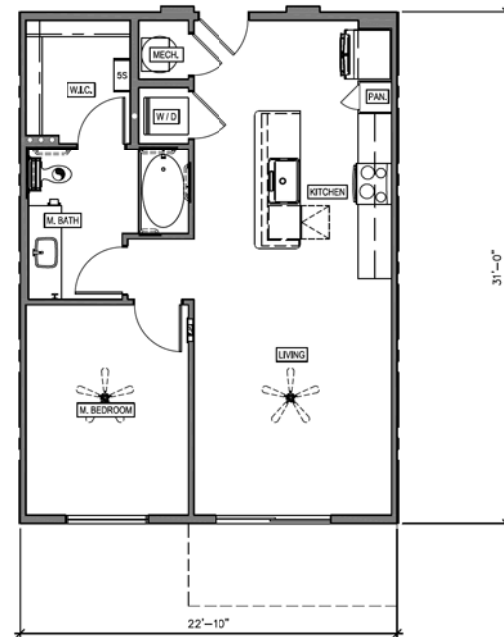
UNIT A2



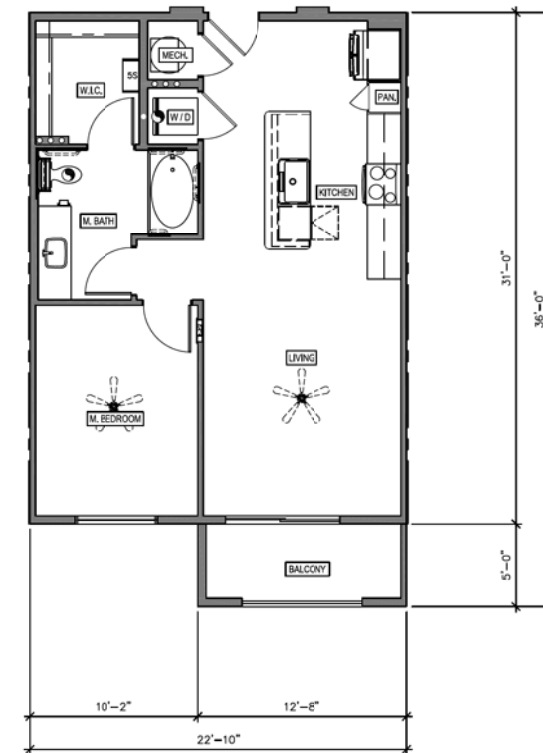
UNIT A1.1



UNIT A1 UPPER SOUTH



UNIT A1 1ST FLOOR



UNIT A1

UNIT FLOOR PLANS



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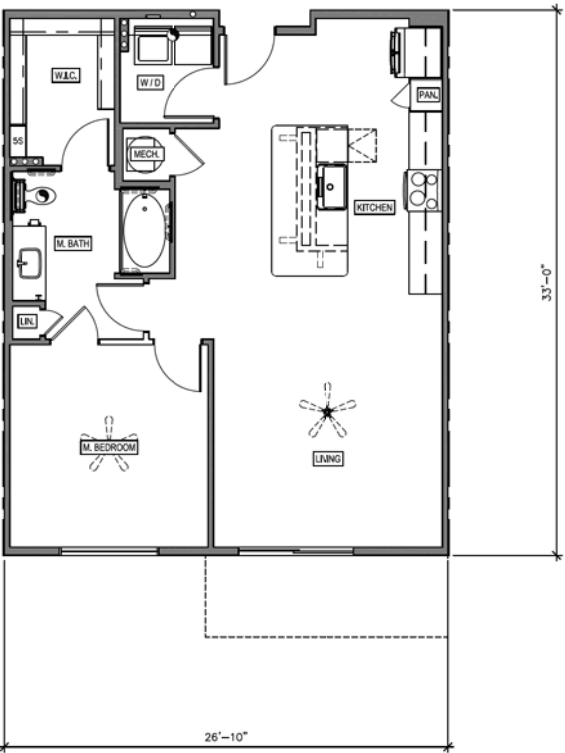
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JOB NO: 194051

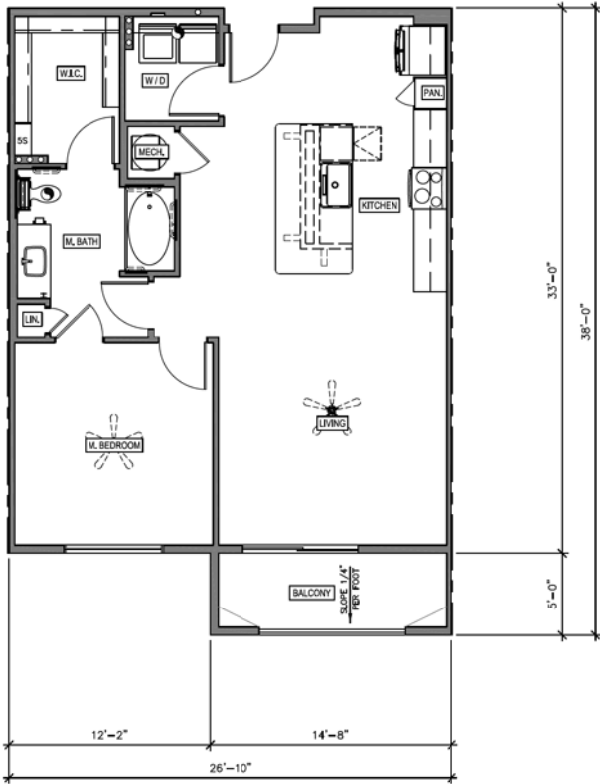
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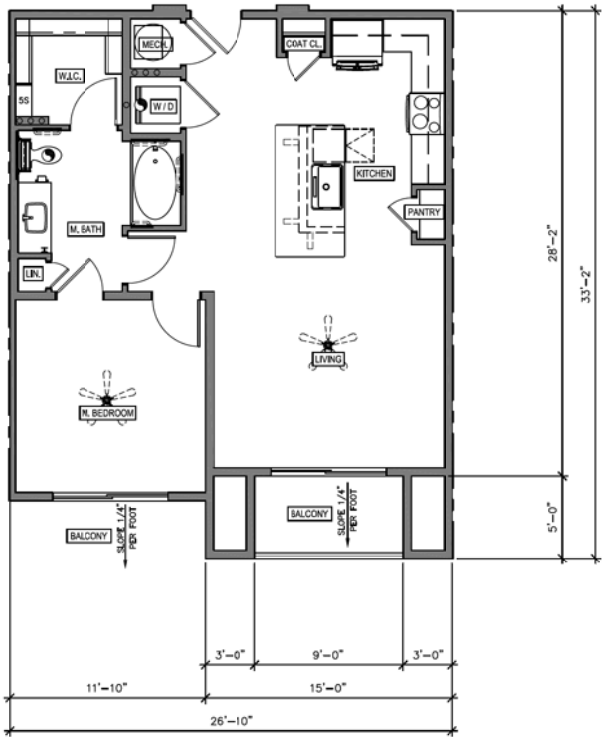
A2.2



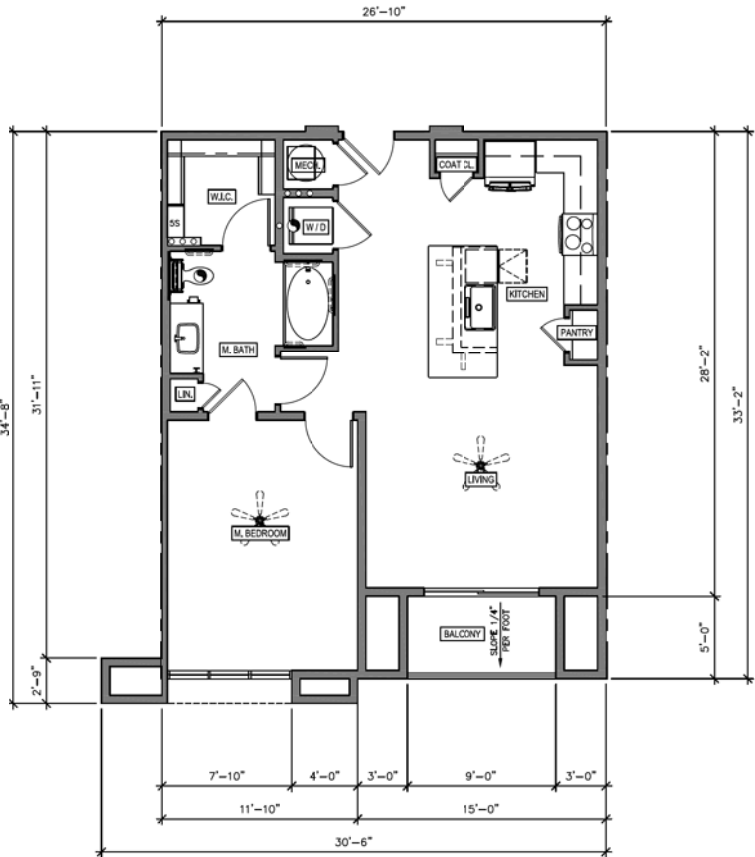
UNIT A4 1ST FLOOR



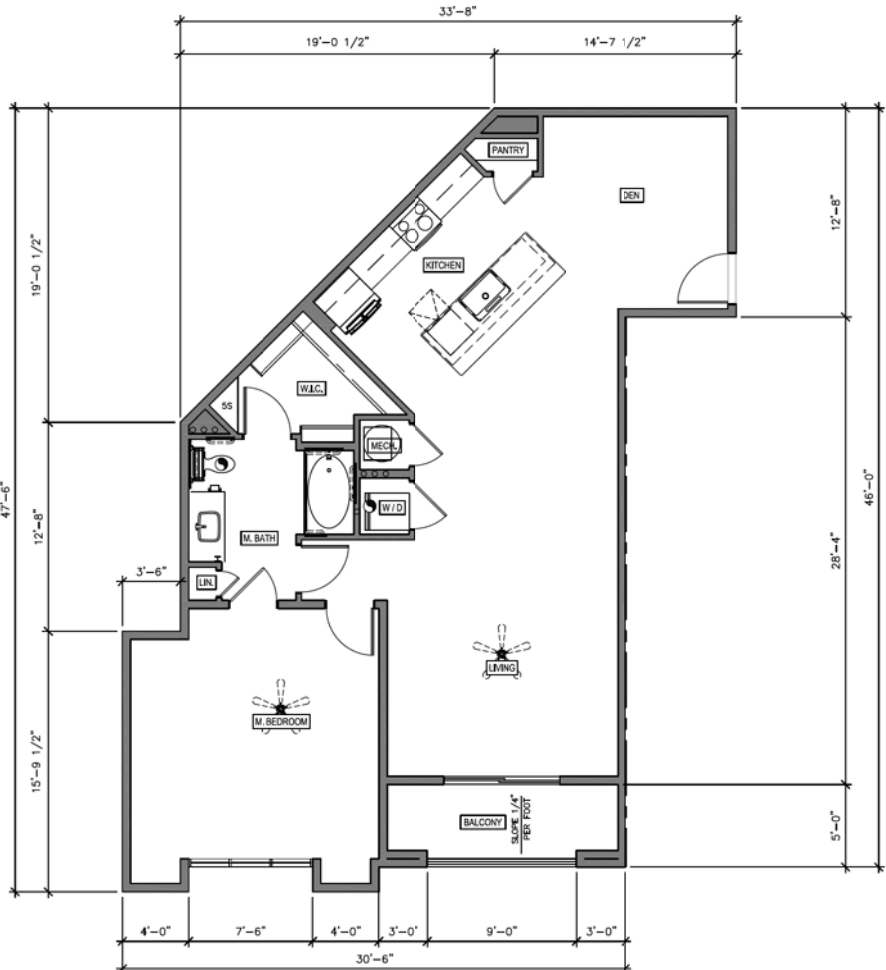
UNIT A4



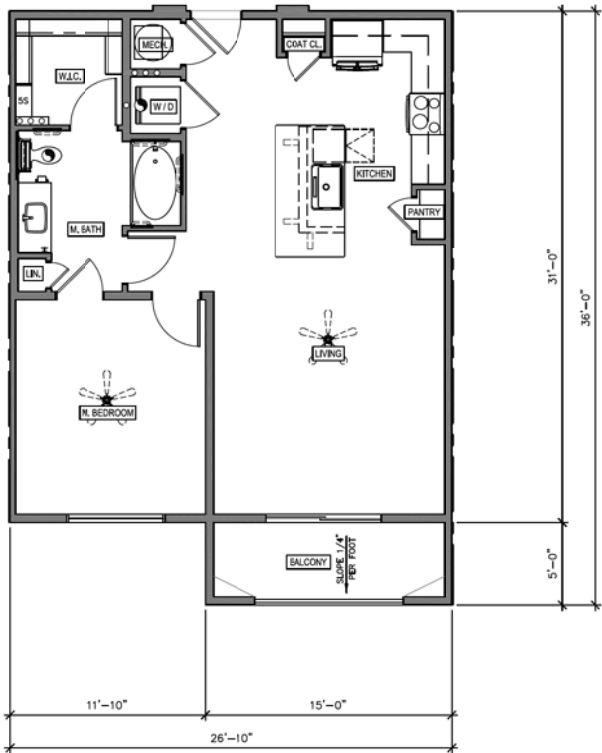
UNIT A3.3



UNIT A3.2



UNIT A3.1



UNIT A3



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ALTA CHANDLER AT THE PARK

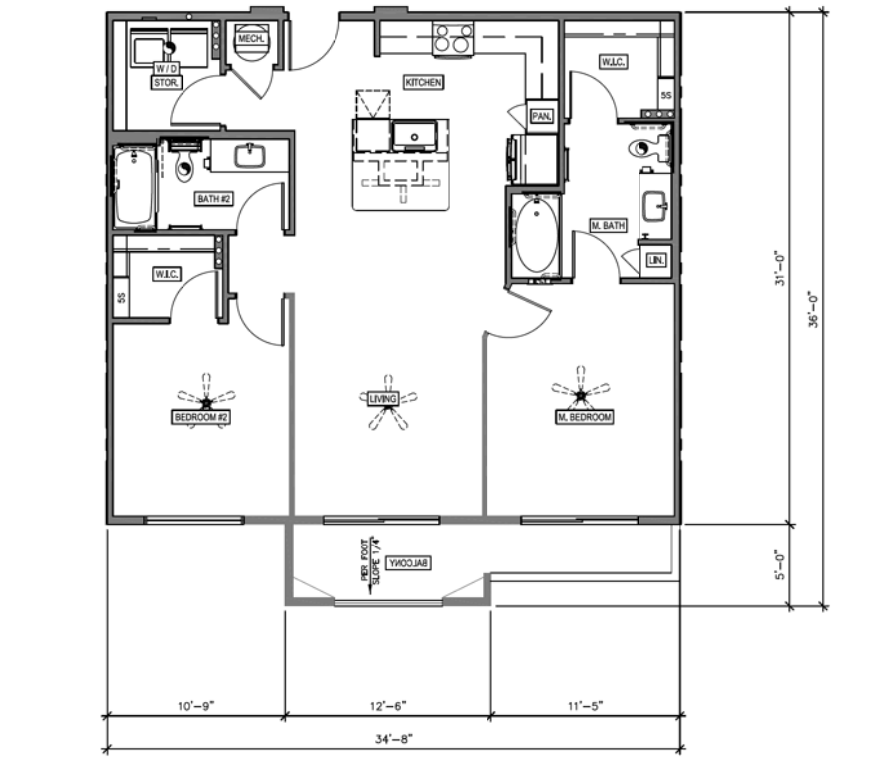
Apartment Homes
CHANDLER ARIZONA

WOOD PARTNERS

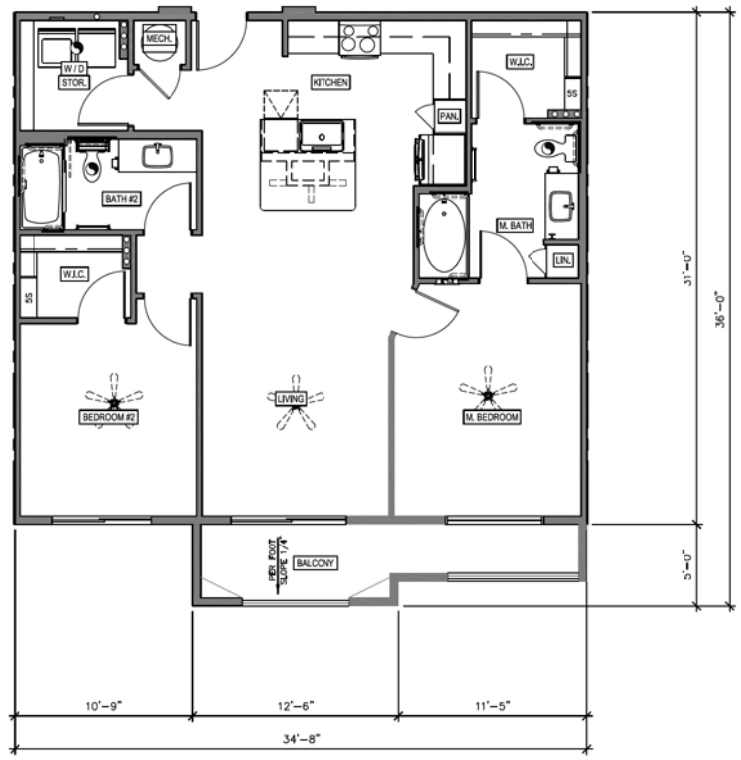
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PHONE: 480-607-0622

REZONE RESUBMITTAL 10/02/2020	
REVISIONS:	
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JOB NO:	19-051
SCALE:	3/16" = 1'-0"
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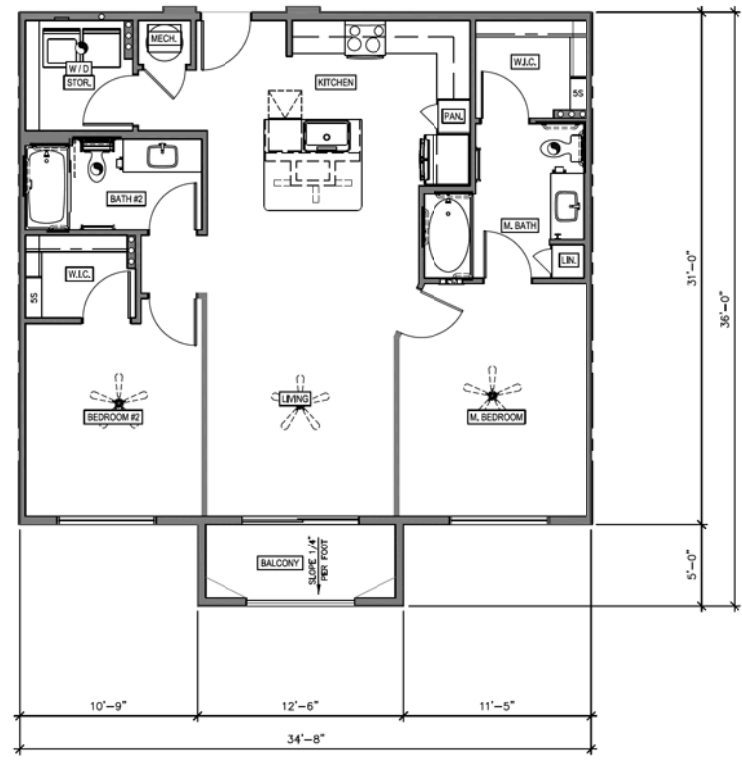
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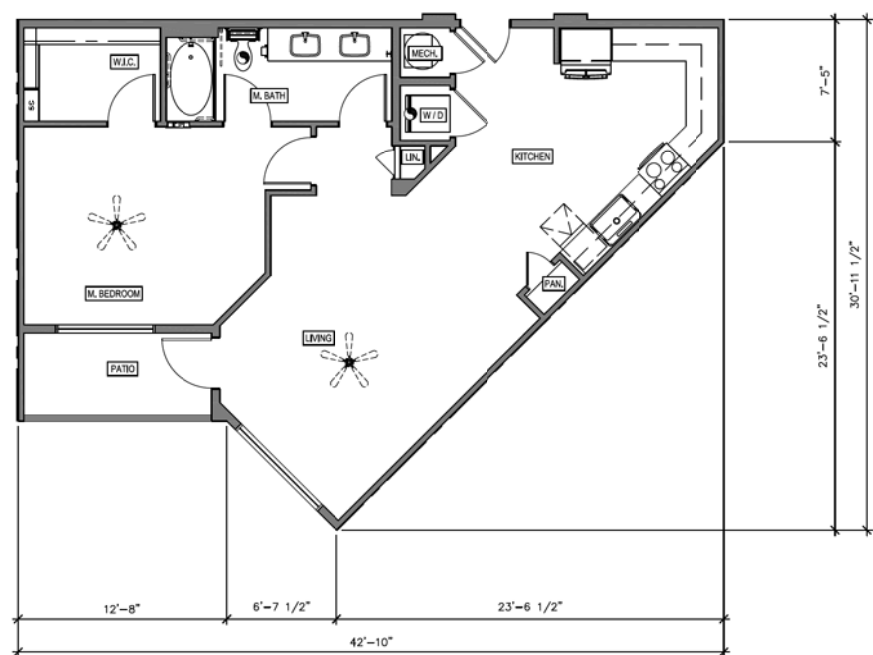
UNIT B1.2



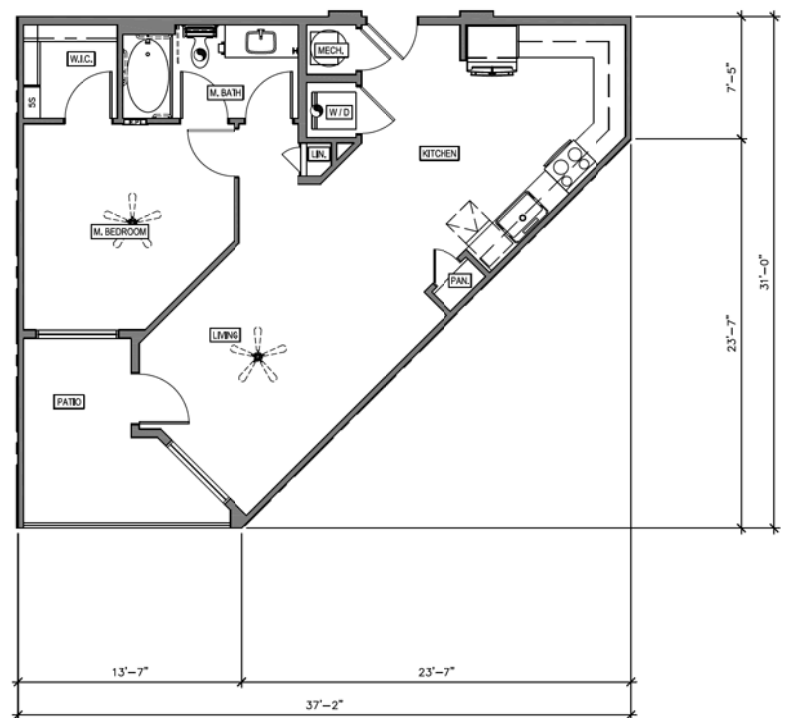
UNIT B1.1



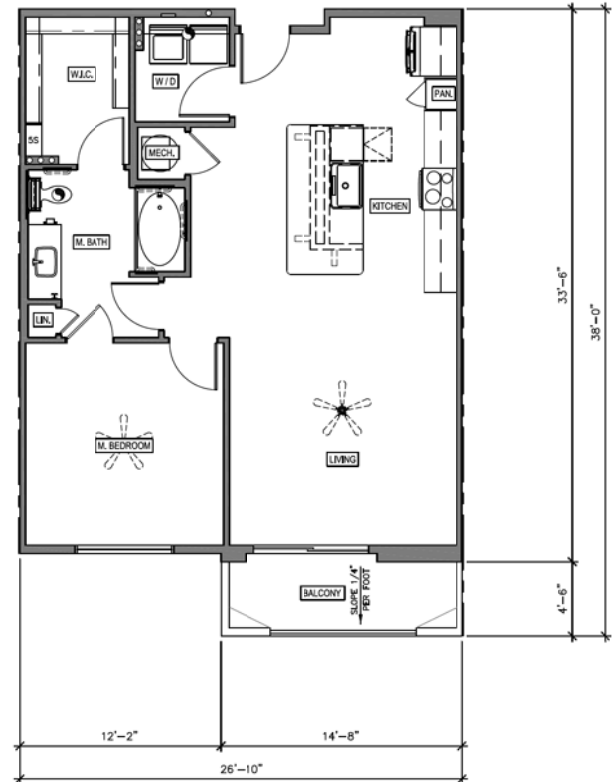
UNIT B1



UNIT A5.1



UNIT A5



UNIT A4 UPPER SOUTH

UNIT FLOOR PLANS



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ALTA CHANDLER AT THE PARK

Apartment Homes
CHANDLER ARIZONA

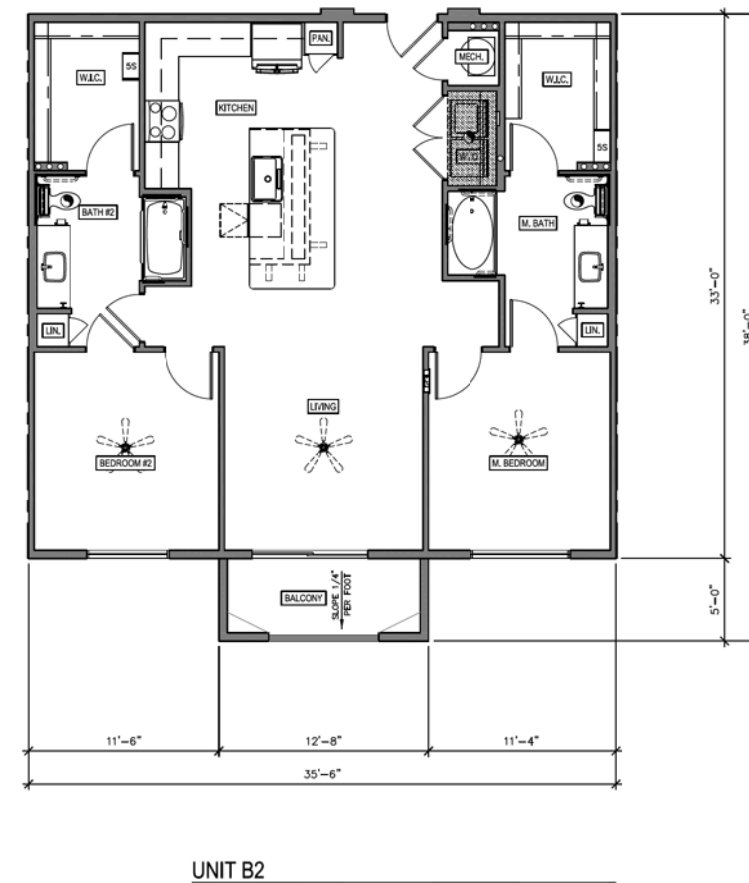
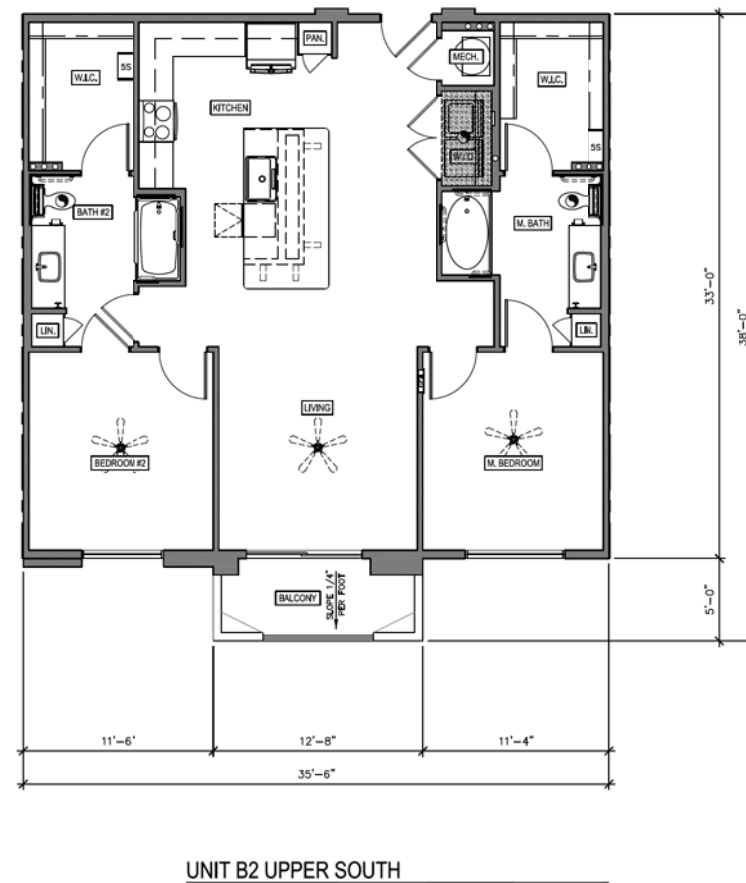
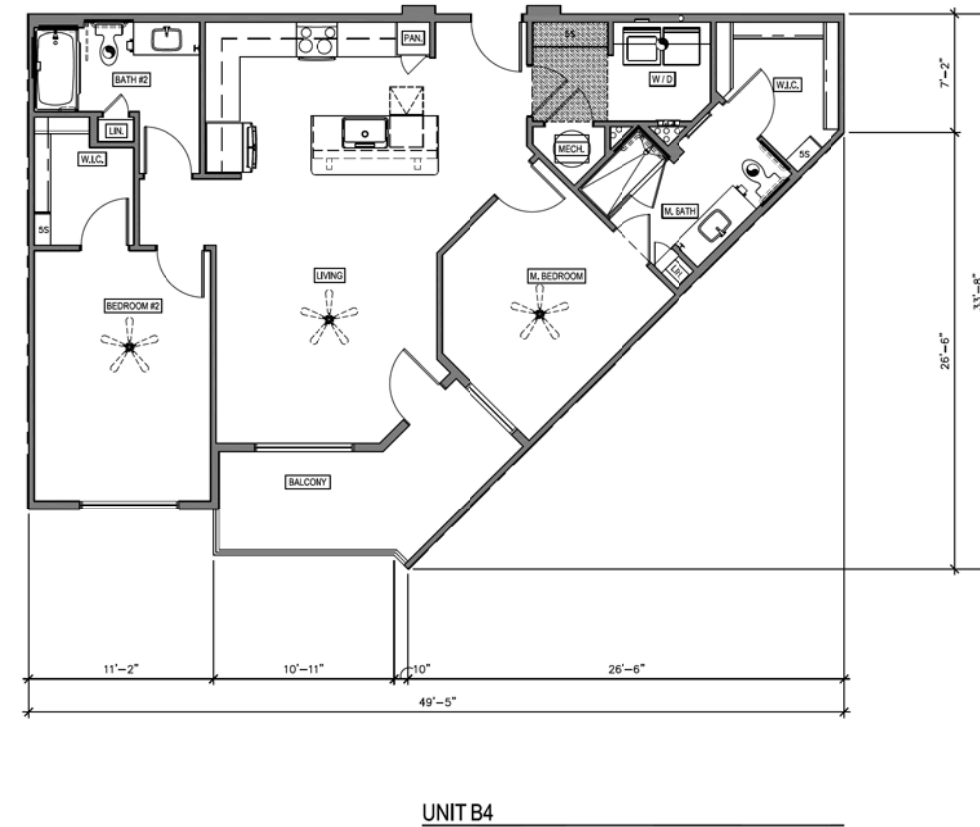
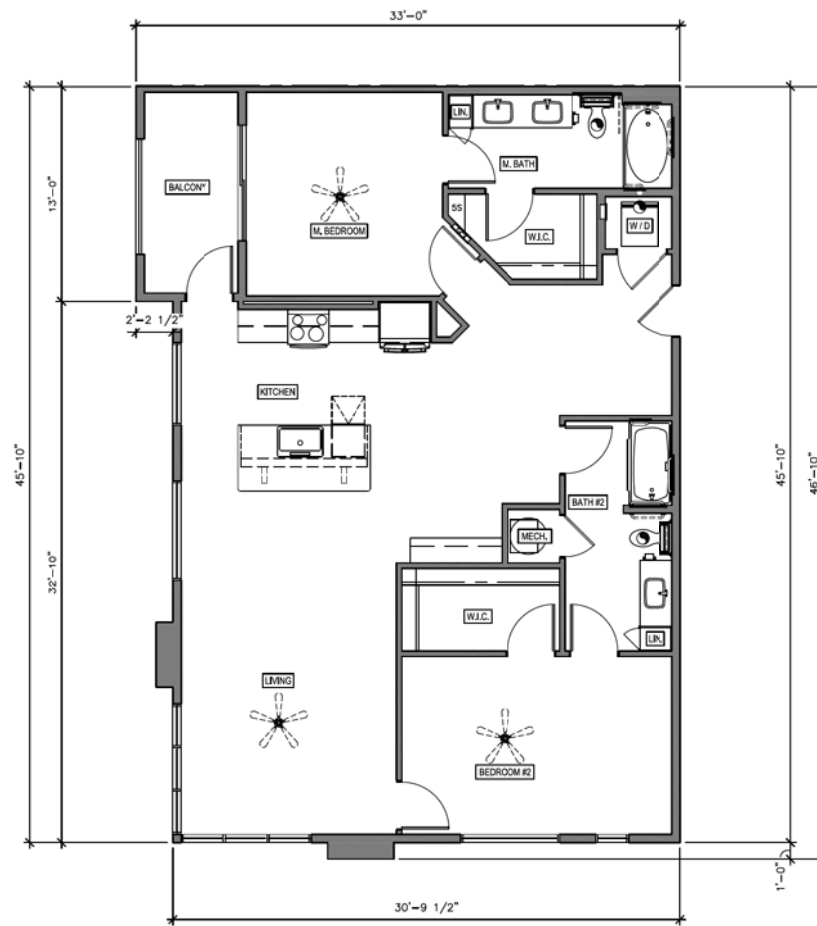
WOOD PARTNERS

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REZONE
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10/02/2020

REVISIONS:	
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JOB NO: 19-051	
SCALE: 3/16" = 1'-0"	
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A2.4



PRELIMINARY
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ALTA CHANDLER AT THE PARK

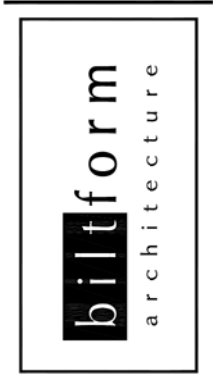
Apartment Homes
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REZONE
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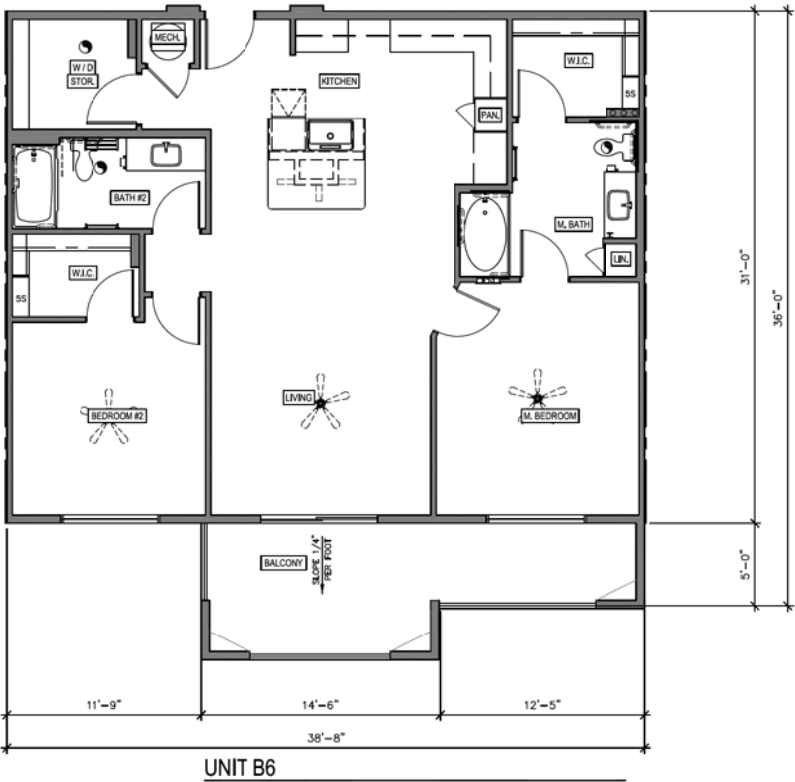
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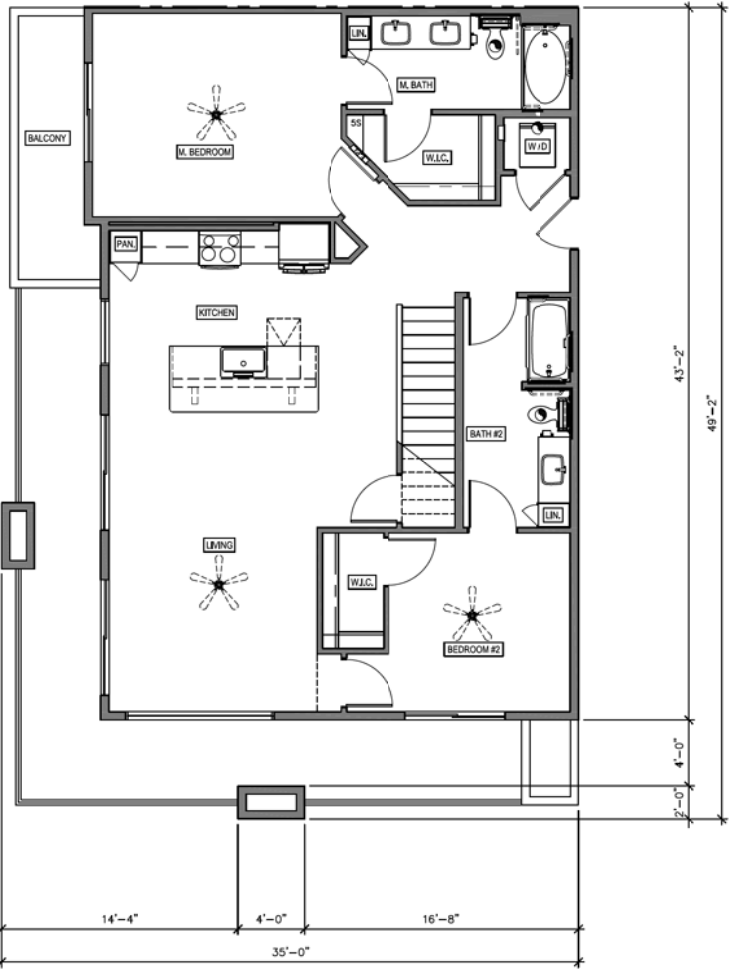
ALTA CHANDLER AT THE PARK
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JOB NO:	19-051
SCALE:	3/16" = 1'-0"
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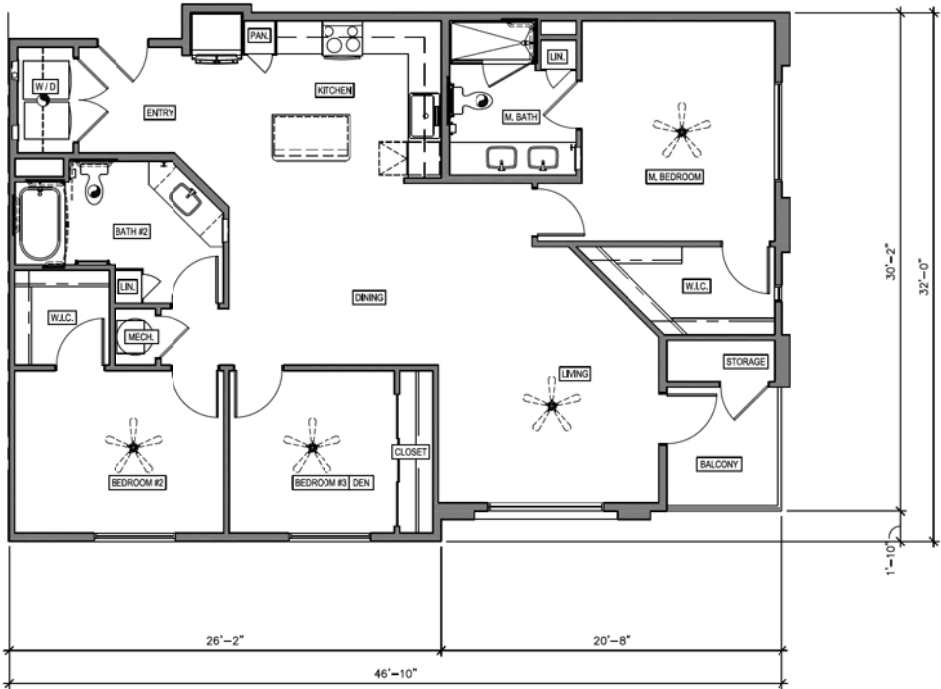
A2.6



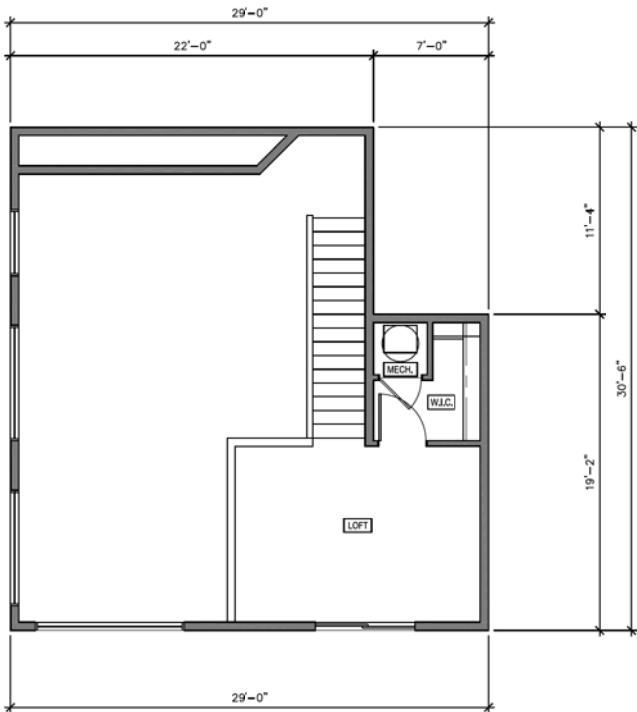
UNIT B6



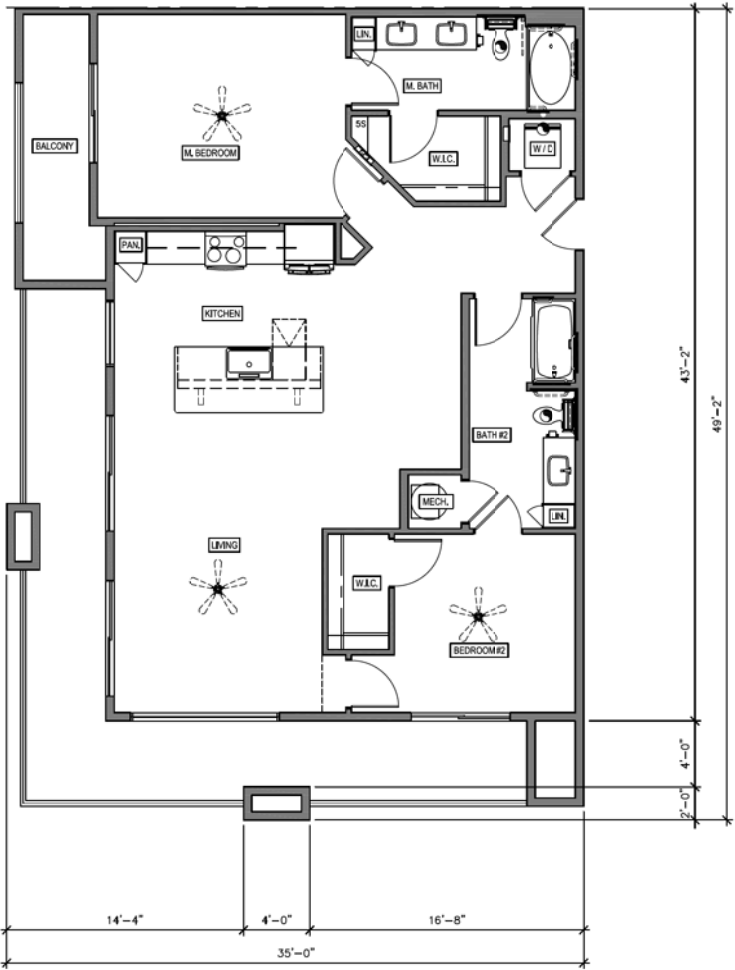
UNIT B5 L TOWER 1ST FLOOR



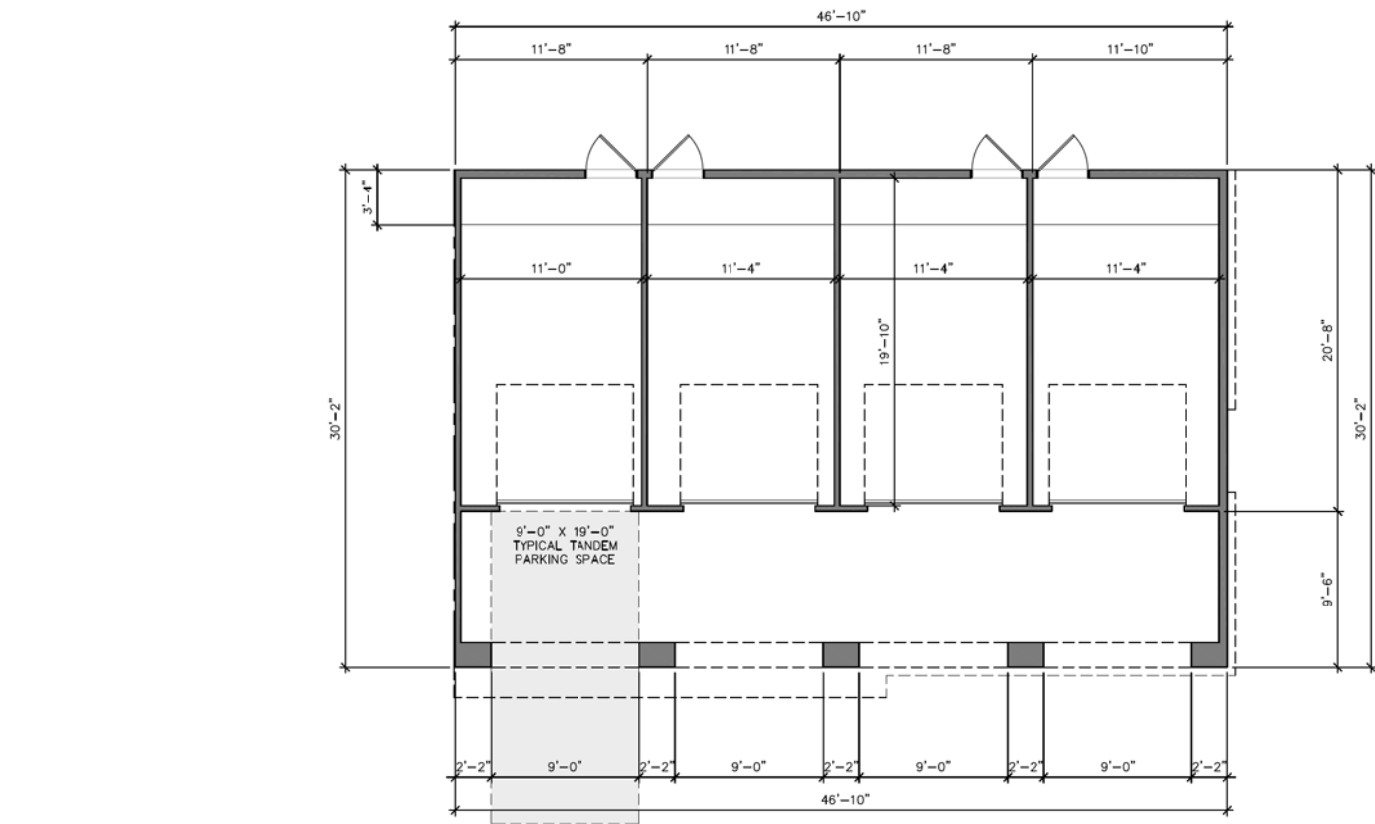
UNIT C1



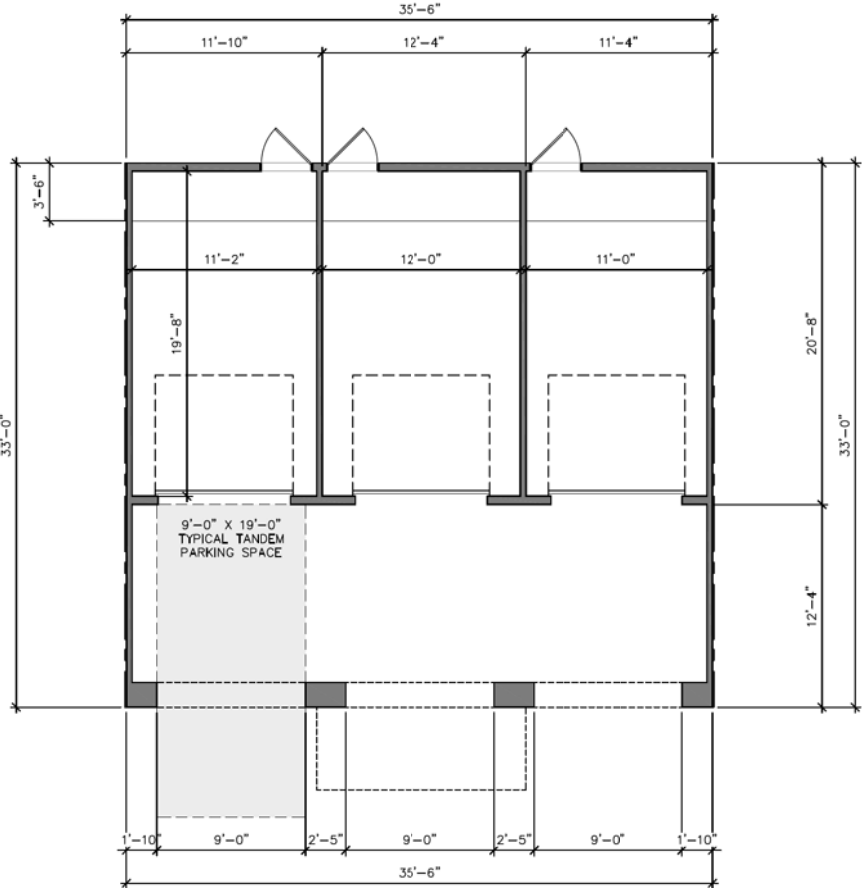
UNIT B5 L TOWER 2ND FLOOR



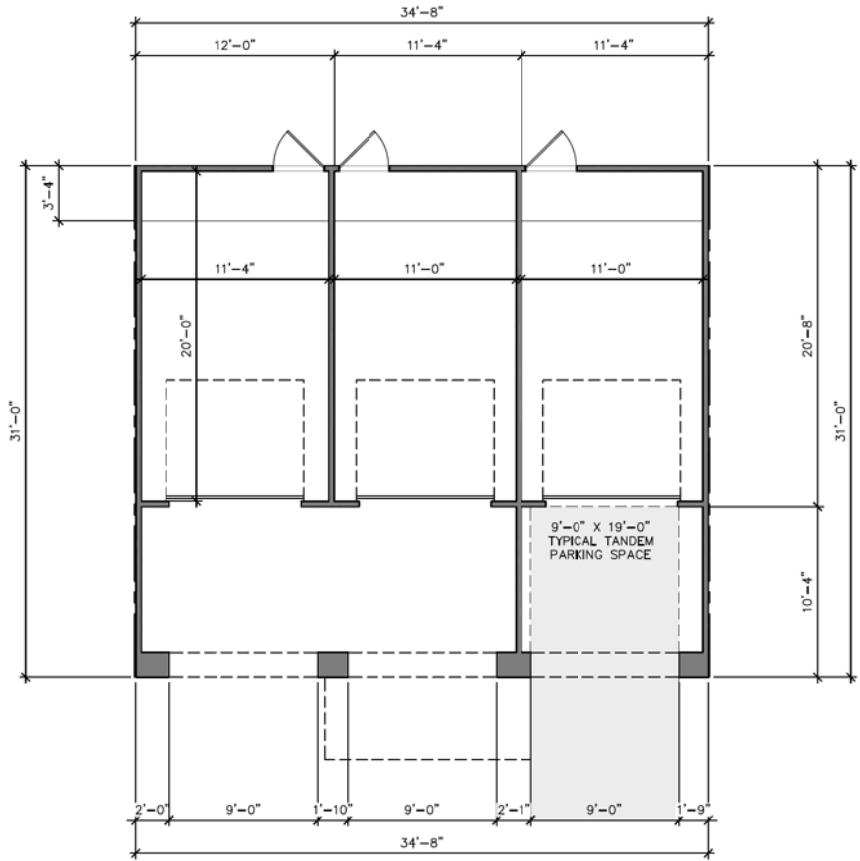
UNIT B5.1



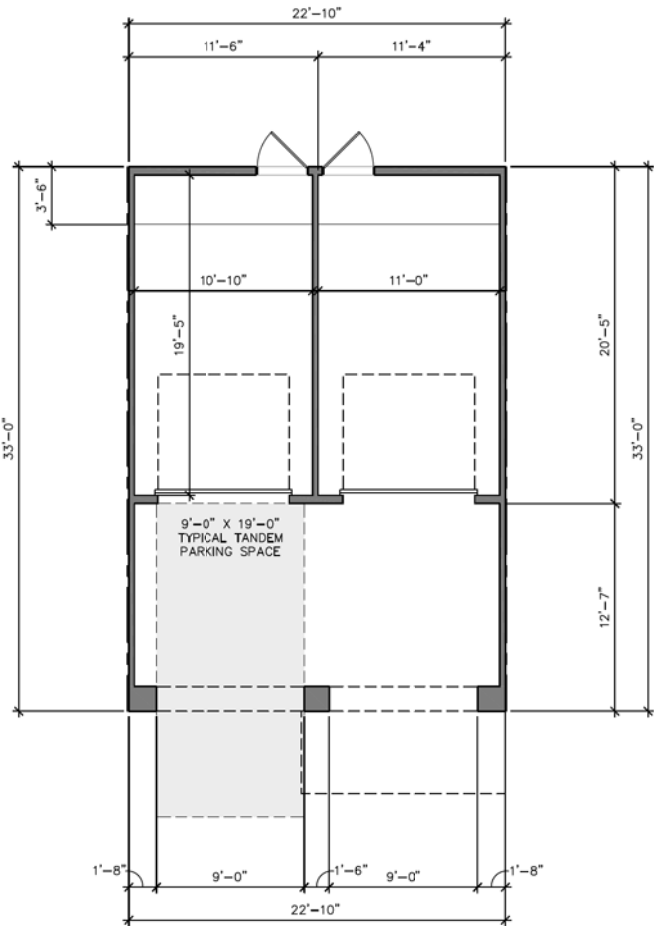
GARAGE C1



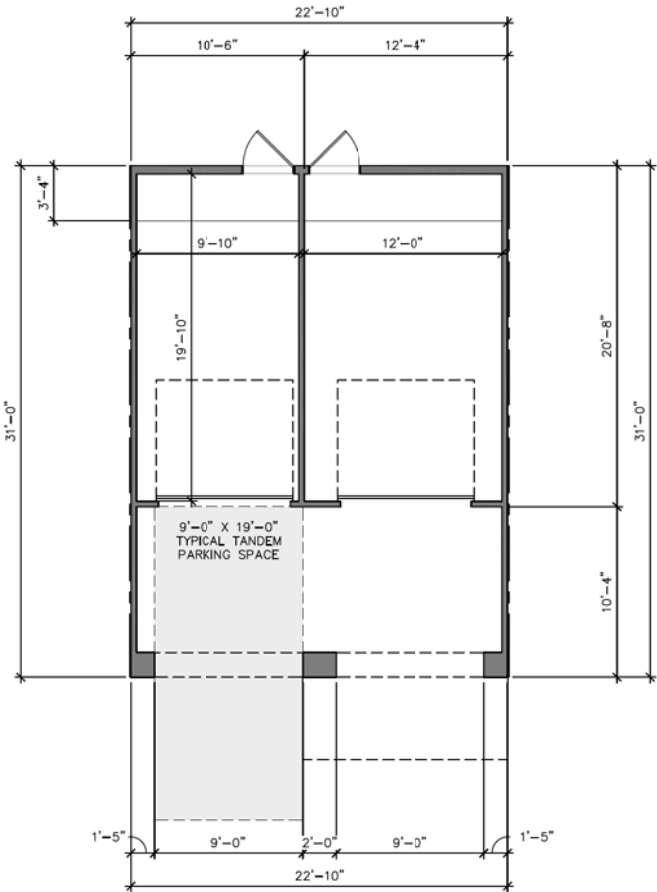
GARAGE B2



GARAGE B1



GARAGE A2



GARAGE A1

GARAGE FLOOR PLANS



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phoenix, arizona 85020
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Apartment Homes
CHANDLER ARIZONA

WOOD PARTNERS

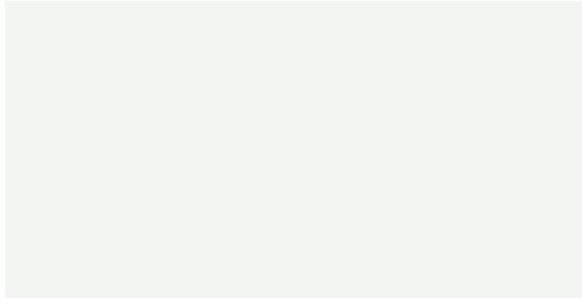
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0622

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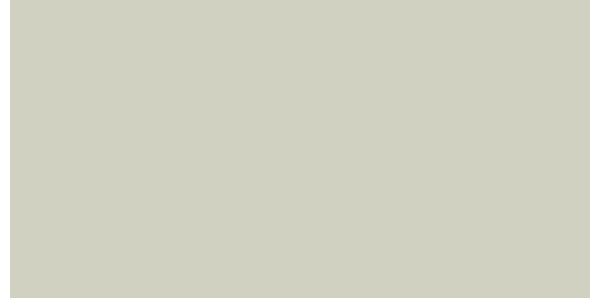
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JOB NO:	19-051
SCALE:	3/16" = 1'-0"
SHEET NO:	

A2.1

EXHIBIT 8



Light Stucco Color / Doors - **BM 2123-70 Ice Mist**



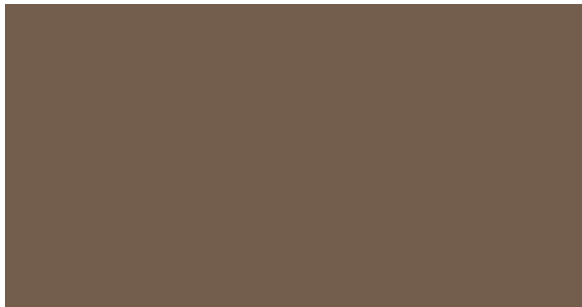
Midrange Stucco Color - **DE6255 Wishing Well**



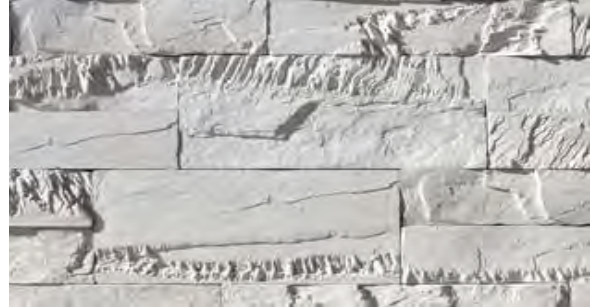
Dark Stucco Color / Doors - **DE6327 Rhinoceros**



Railings / Canopies / Doors - **DEA187 Black**



Rough Textured Fiber Cement Siding - **DET681 Moderne Class**



Stone Veneer - **Coronado Sawtooth Ledge White**



Brick Veneer - **Summit Face 702TBL Concorde**



Window / Storefront Frames / Carports - **White**

BUILDING MATERIALS AND COLOR EXHIBIT

Alta Parklane

19-051



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phoenix . arizona . 85020
phone 602.285.9200 . fax 602.285.9229

EXHIBIT 9

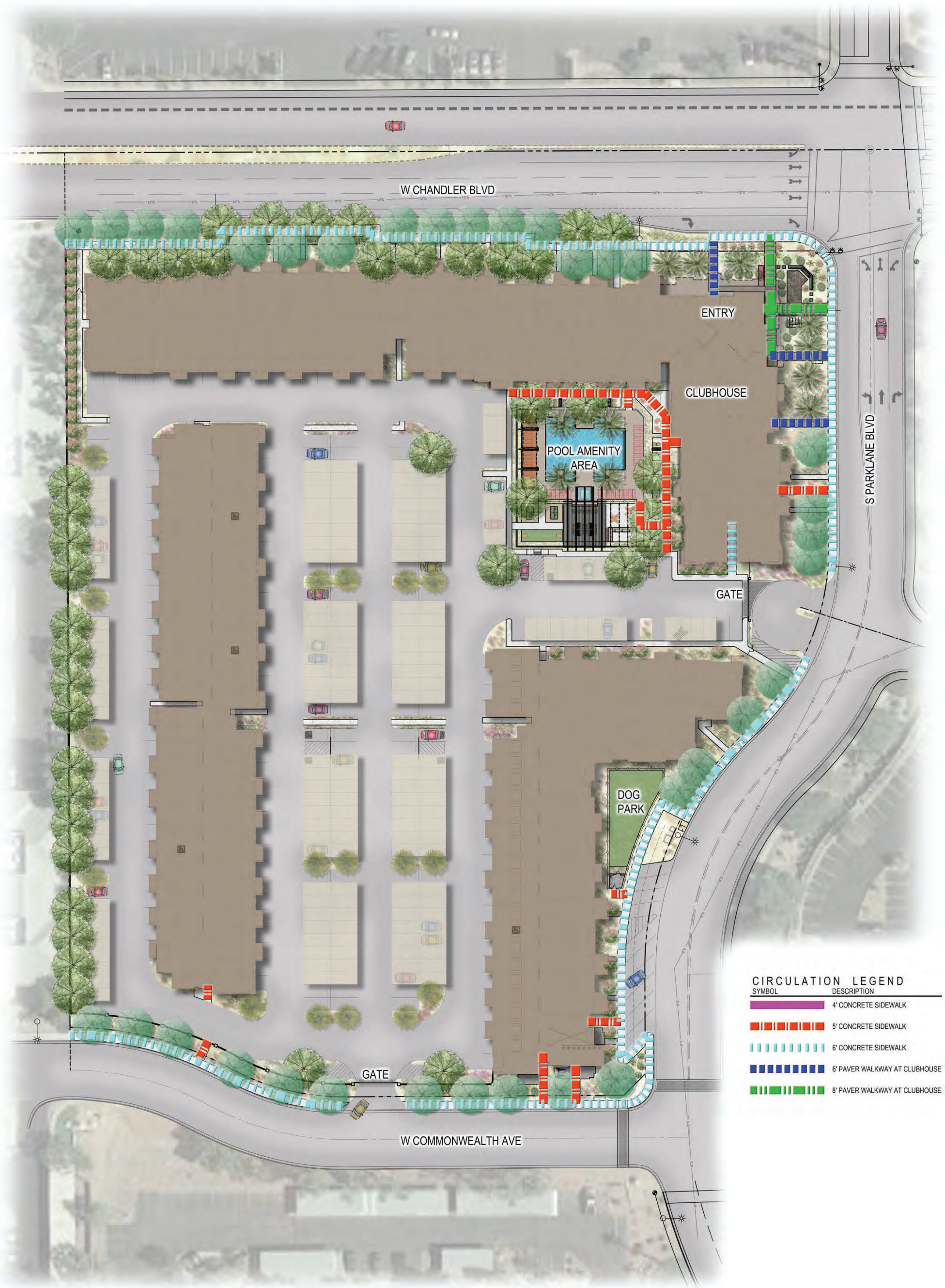
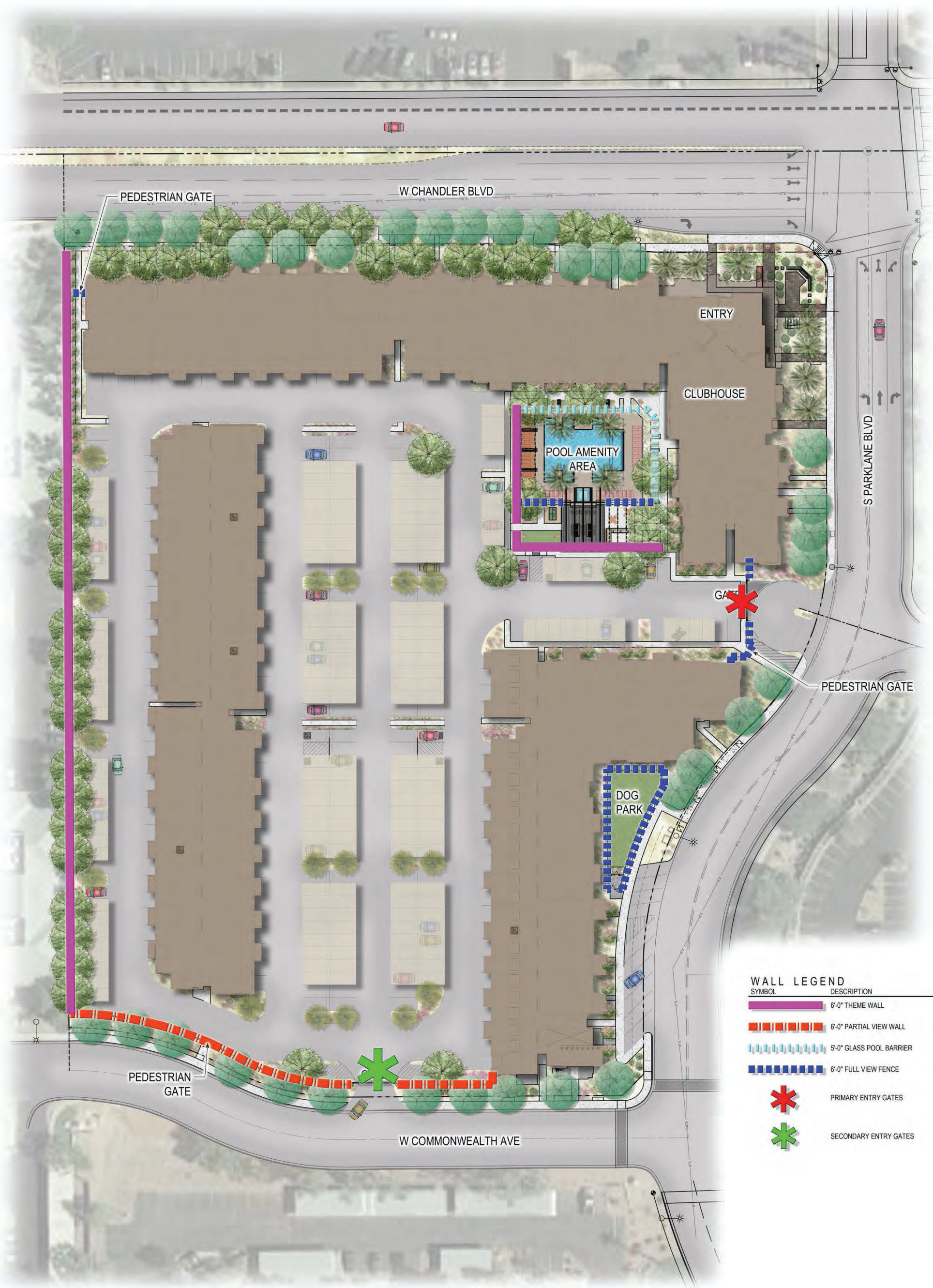
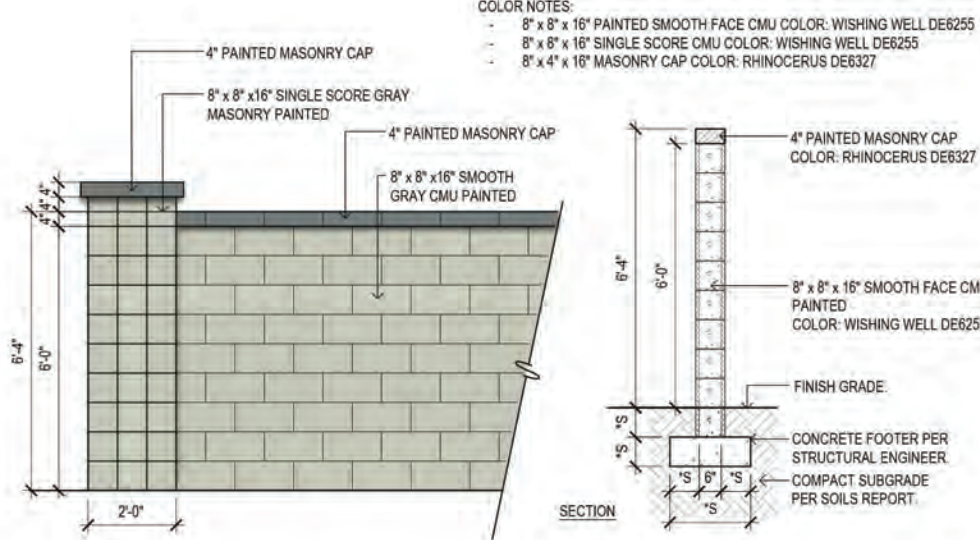


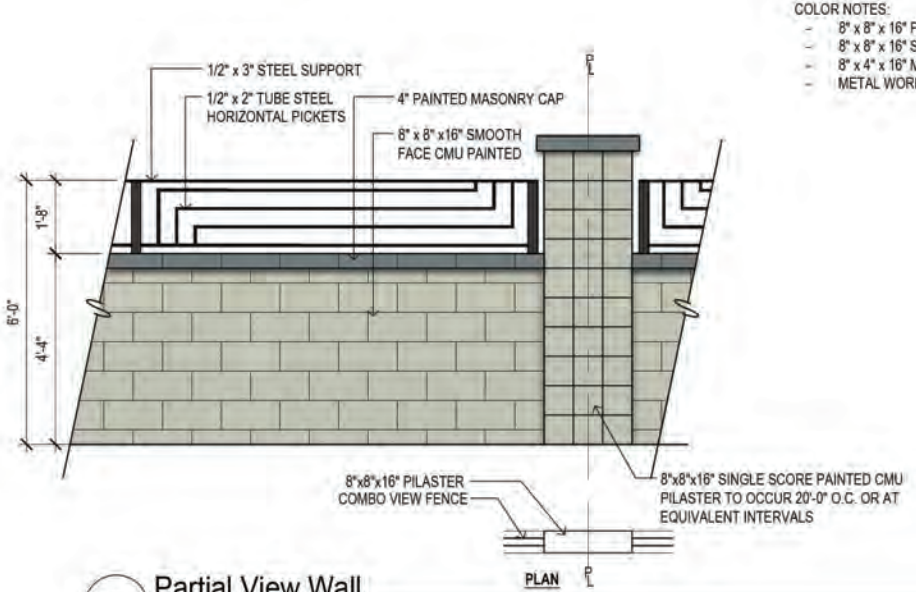
EXHIBIT 10



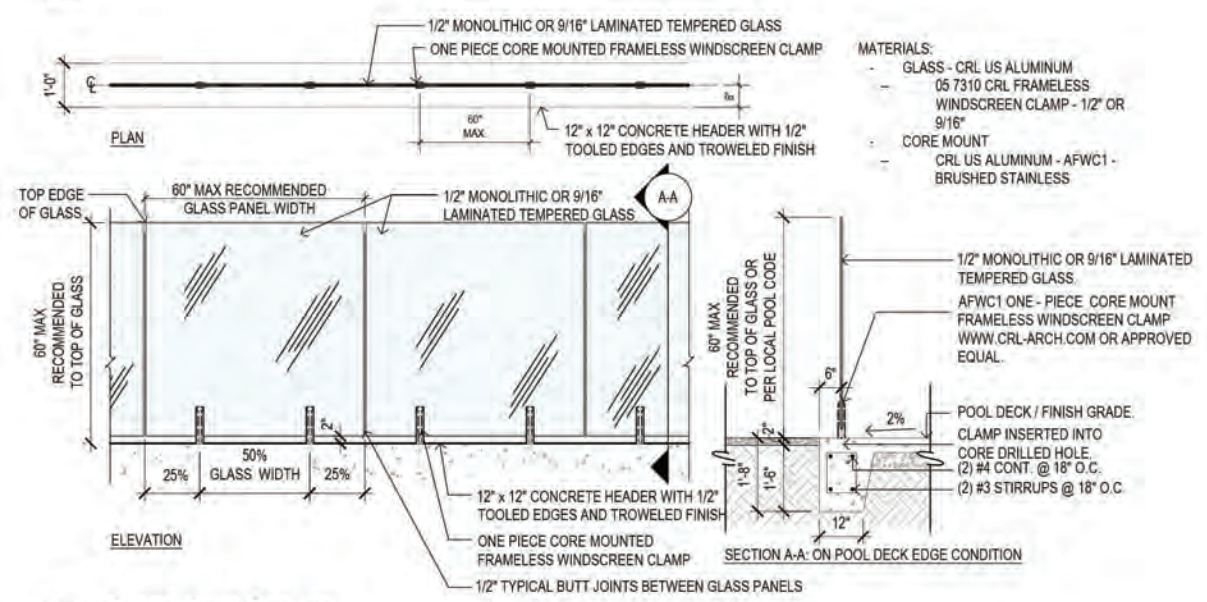
WALL LEGEND		
SYMBOL	DESCRIPTION	QTY.
	6'-0" THEME WALL	733 LF
	6'-0" PARTIAL VIEW WALL	282 LF
	5'-0" GLASS POOL BARRIER	158 LF
	6'-0" FULL VIEW FENCE	123 LF
	PRIMARY ENTRY GATES	1 E.A
	SECONDARY ENTRY GATES	1 E.A



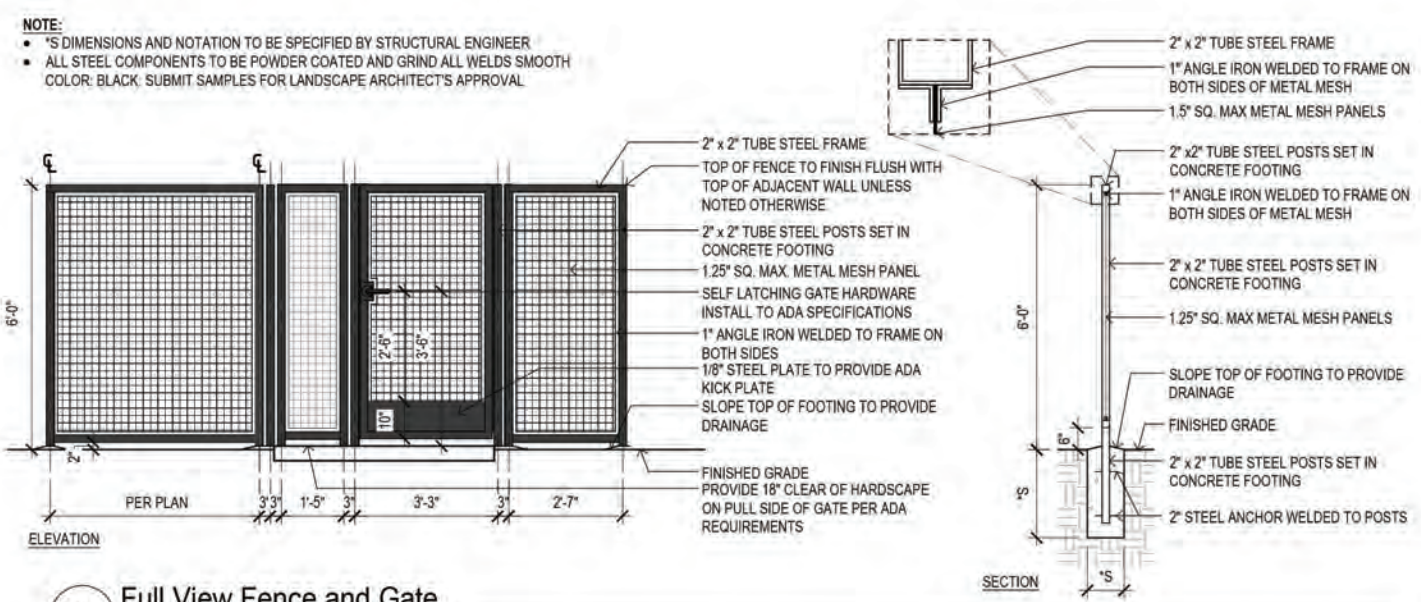
1 Theme Wall
SCALE: 1/2"=1'-0"



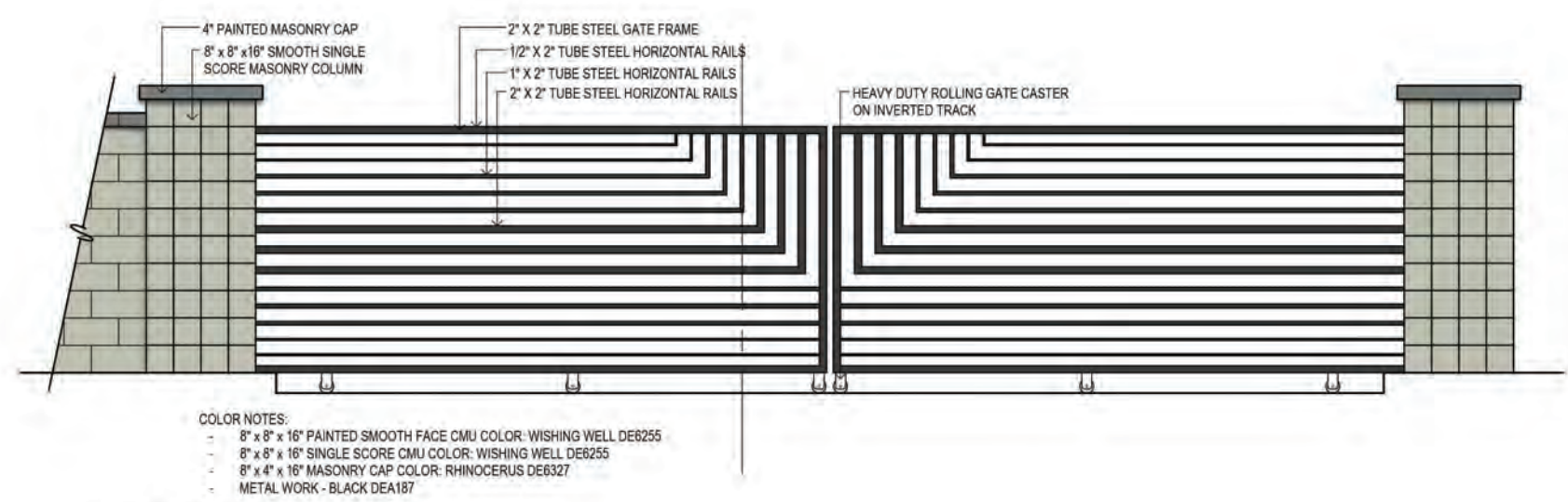
2 Partial View Wall
SCALE: 1/2"=1'-0"



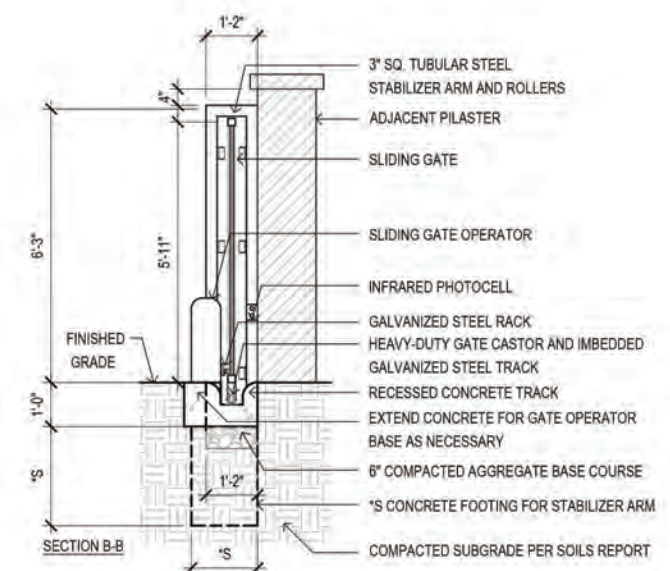
3 Glass Pool Barrier
SCALE: 1/2"=1'-0"



4 Full View Fence and Gate
SCALE: 1/2"=1'-0"

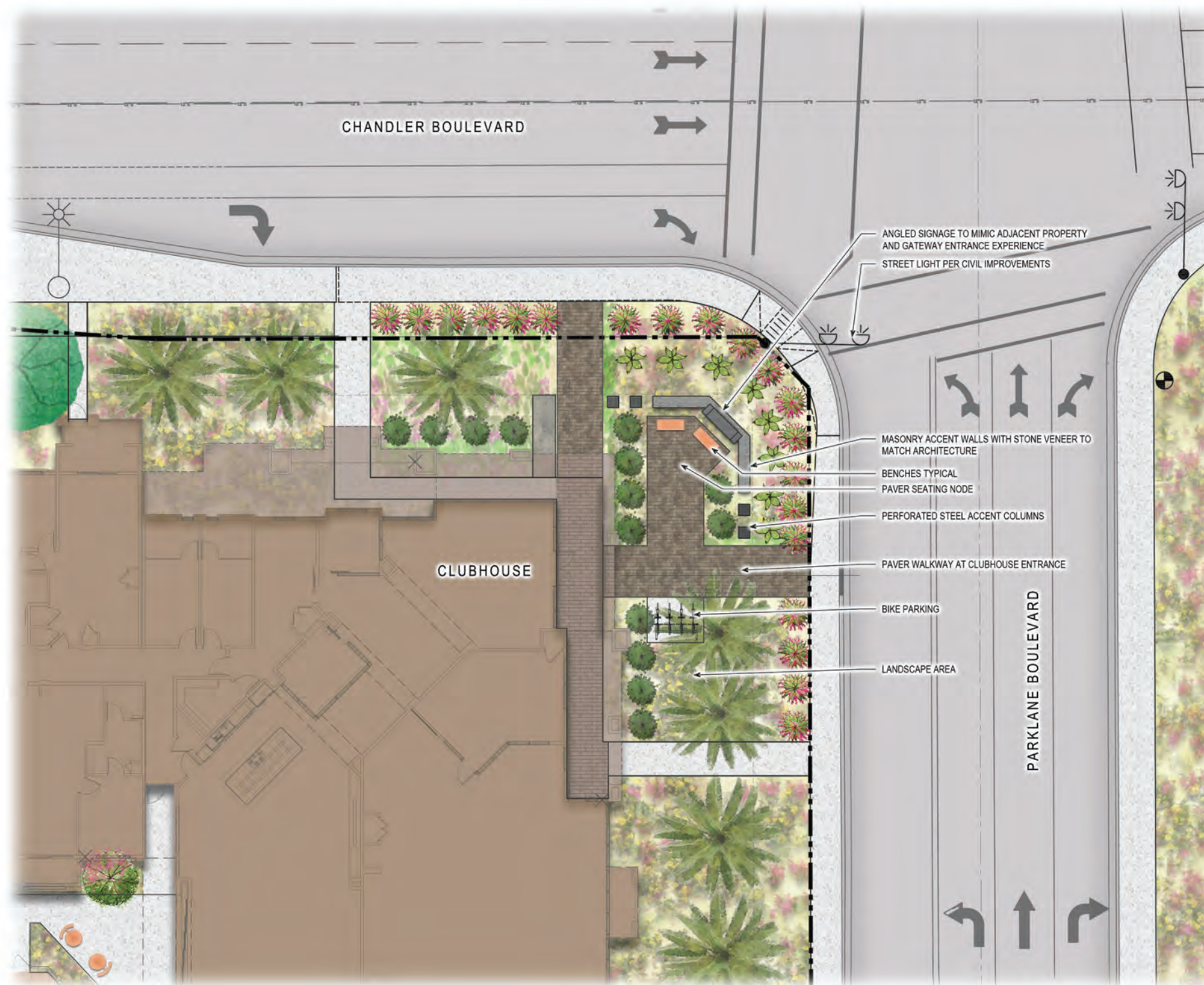


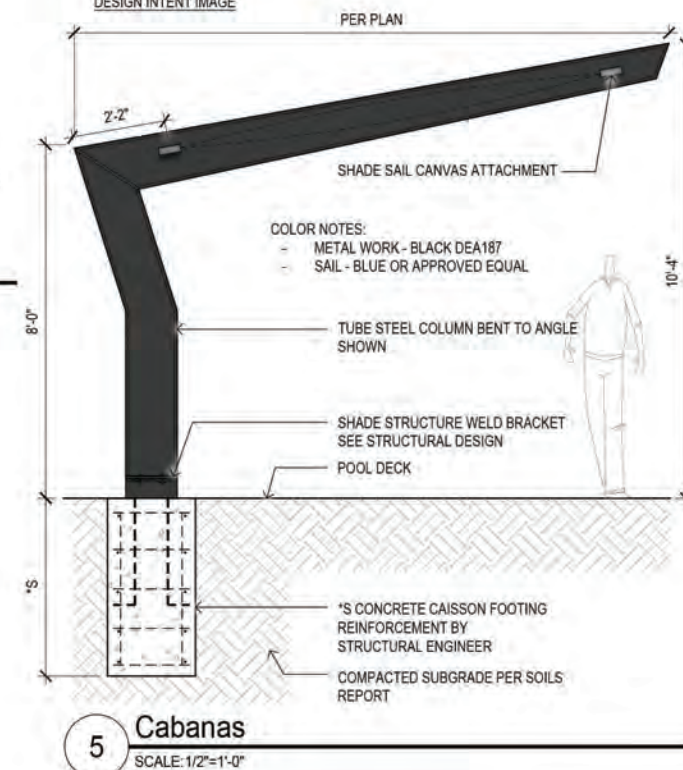
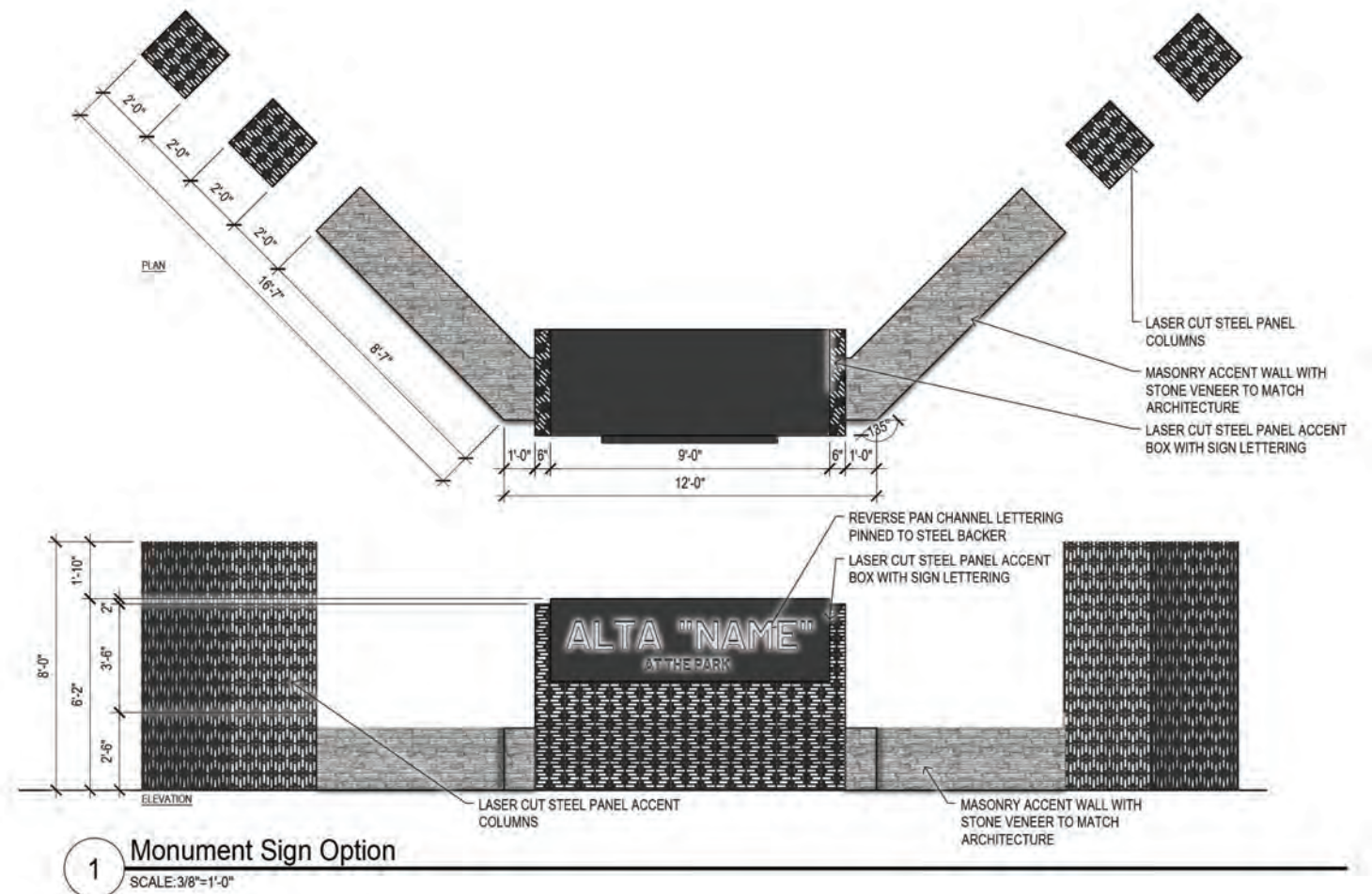
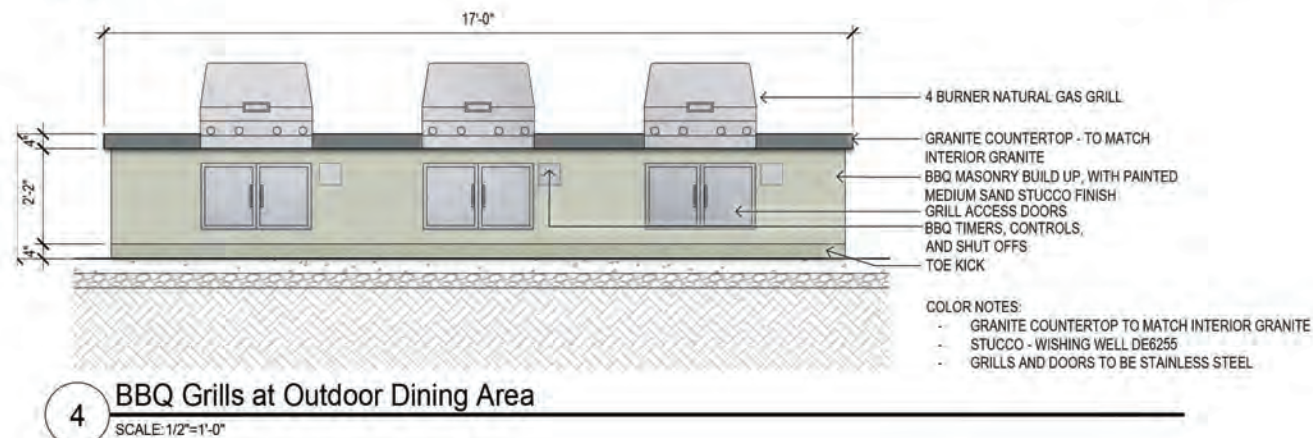
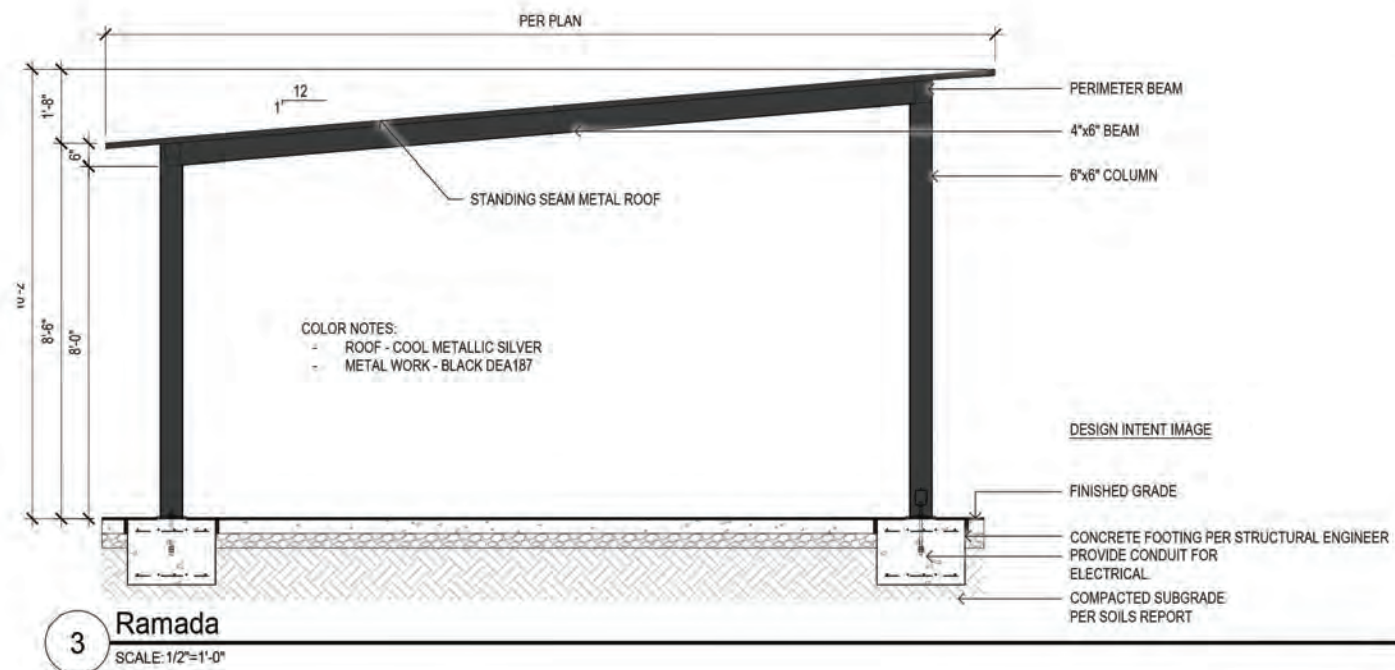
5 Vehicular Gates
SCALE: 1/2"=1'-0"

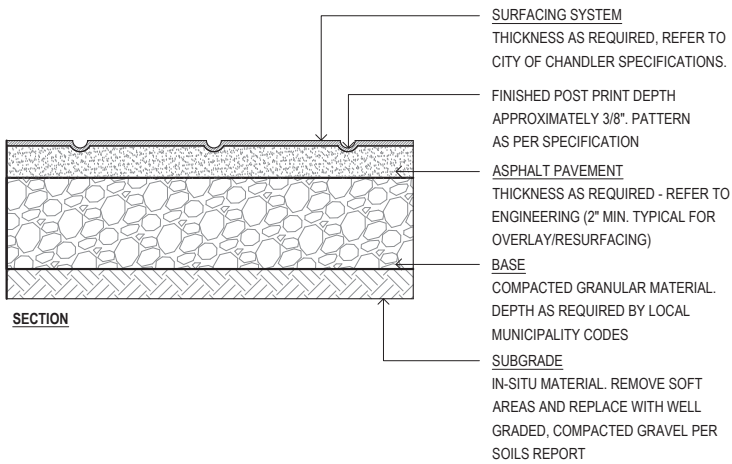


6 Vehicular Gate - Section
SCALE: 1/2"=1'-0"

EXHIBIT 11



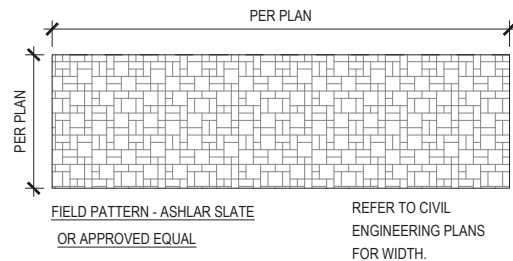




STAMPED ASPHALT NOTES:
Ethos Enterprises
550 W. Baseline Rd.
SUITE 102-238, MESA, AZ 85210
P: 480-321-7142
WEB: www.ethos.enterprises

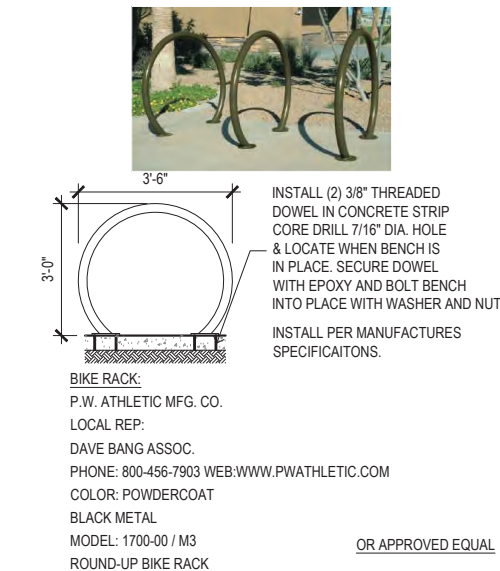
STREETPRINT (or equal)
PATTERN (FIELD) - ASHLAR SLATE
FIELD COLOR: SLATE

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CITY OF PEORIA SPECIFICATIONS.



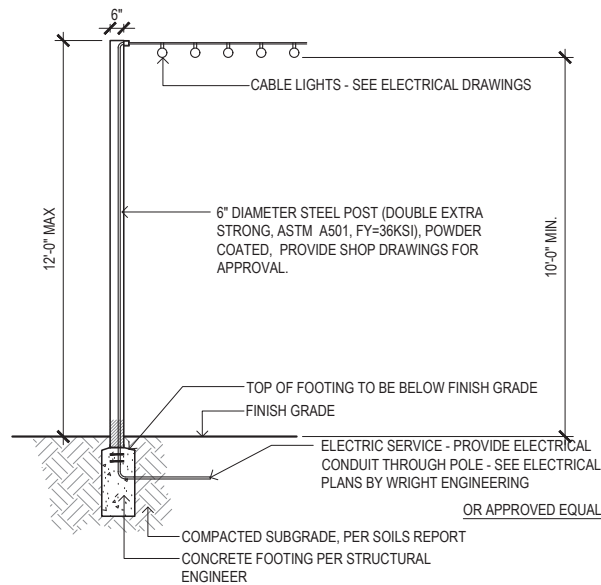
1 Stamped Asphalt At Pedestrian Crossings

SCALE: 1/2"=1'-0"



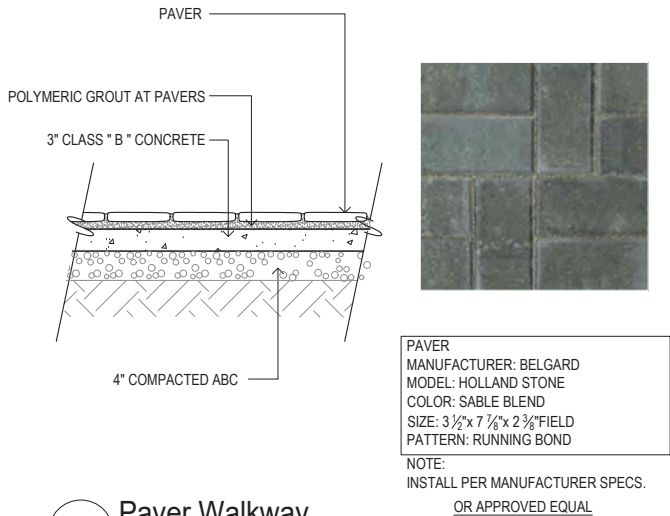
4 Bicycle Parking

SCALE: 1/2"=1'-0"



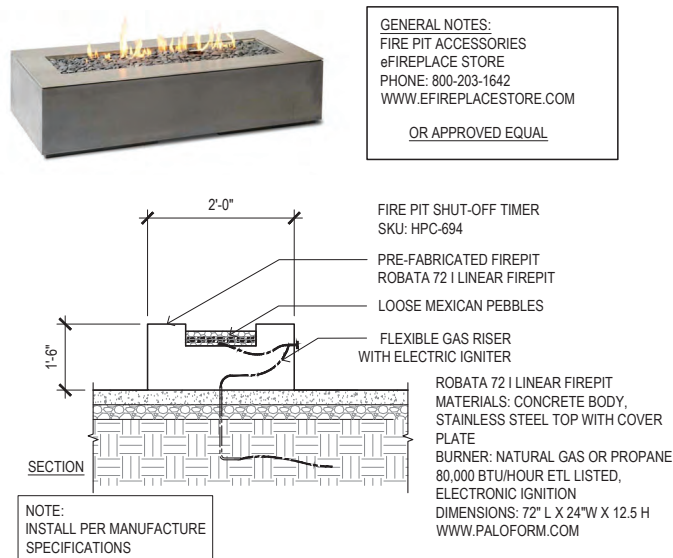
8 Festoon Lights

SCALE: 3/8"=1'-0"



5 Paver Walkway

SCALE: 1"=1'-0"



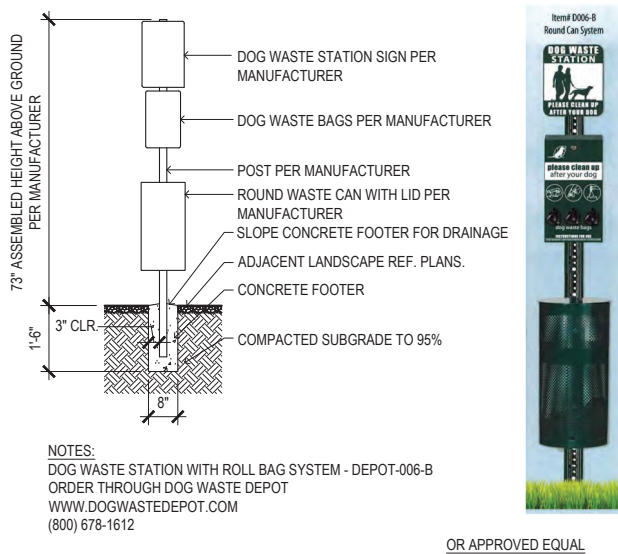
9 Fire pit

SCALE: 1/2"=1'-0"



2 Bench

SCALE: 1/2"=1'-0"



6 Pet Waste Station

SCALE: 1/2"=1'-0"



10 BEAN BAG TOSS

SCALE: 1/2"=1'-0"



3 Trash Receptacle

SCALE: 1/2"=1'-0"



7 Doggie Water Station

SCALE: 1/2"=1'-0"



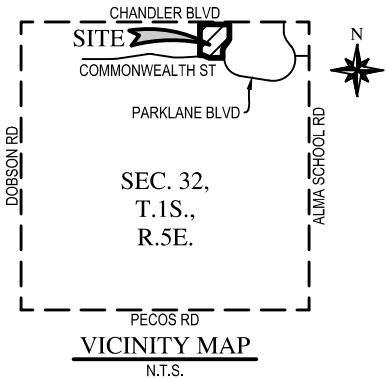
11 PIG PONG TABLE

SCALE: 1/2"=1'-0"

EXHIBIT 12

ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN
CHANDLER, ARIZONA

A PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DRAINAGE STATEMENT

PLEASE REFER TO SHEET 2 FOR DRAINAGE STATEMENT.

RETENTION CALCULATIONS

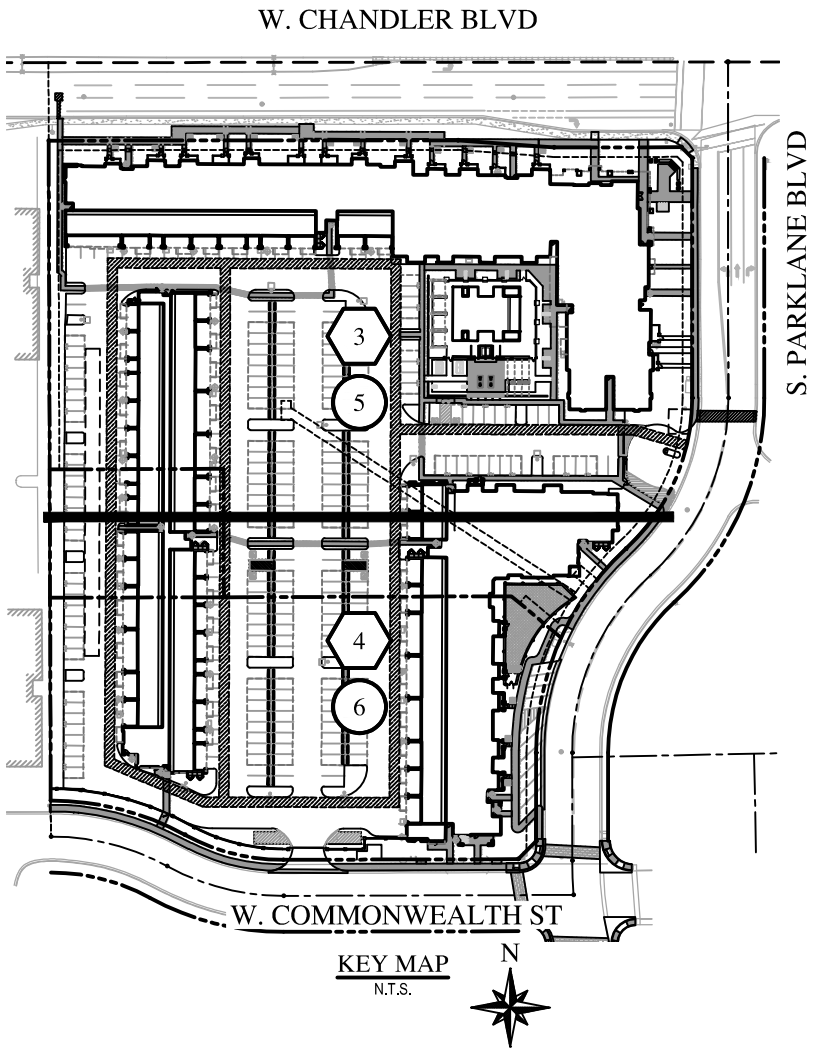
PLEASE REFER TO SHEET 2 FOR RETENTION CALCULATIONS.

PROJECT DESCRIPTION

CHANDLER AND PARKLANE IS A PROPOSED 291-UNIT MULTI-FAMILY DEVELOPMENT WITHIN CHANDLER AT THE SOUTHWEST CORNER OF CHANDLER BLVD. AND PARKLANE BLVD. THE PROJECT WILL CONSIST OF THREE (3) 4-STORY APARTMENT BUILDINGS WITH UNIT GARAGES, COVERED AND UNCOVERED PARKING, LANDSCAPE, HARDSCAPE AND UTILITY IMPROVEMENTS.

LEGEND

PLEASE REFER TO SHEET 2 FOR LEGEND AND LIST OF ABBREVIATIONS.



INDEX MAP LEGEND

- CX GRADING & DRAINAGE
CX WATER & SEWER

SHEET INDEX

- SHEET 1 COVER SHEET
SHEET 2 NOTES
SHEET 3 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 4 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 5 PRELIMINARY WATER & SEWER PLAN
SHEET 6 PRELIMINARY WATER & SEWER PLAN

SURVEY NOTE

TOPOGRAPHIC SURVEY, BOUNDARY AND EASEMENT INFORMATION USED FOR THIS PROJECT IS FROM THE ALTA/NSPS LAND TITLE SURVEY FOR LOTS 8 & 9 OF BOOK 475 PAGE 24, MCR, MARICOPA COUNTY, ARIZONA, PREPARED BY HELIX ENGINEERING, LLC DATED AUGUST 7, 2019.

BASIS OF BEARING

MONUMENT LINE OF CHANDLER BLVD FROM A BRASS CAP IN HAND-HOLE AT ARROWHEAD RD., N89°57'00"E, 2638.64' TO BRASS CAP IN HAND-HOLE AT ALMA SCHOOL RD. (FROM PLATT BK. 275, PG. 24, MCR). (SEE SURVEY NOTE)

BENCHMARK

CMCN 33 - C.O.C. BRASS CAP FLUSH AT THE INTERSECTION OF MAGGIO WAY & APACHE DR. NAVD88, ELEV. 1204.67. (SEE SURVEY NOTE)

OWNER / DEVELOPER

WOOD PARTNERS
8777 EAST VIA DE VENTURA, SUITE 201
SCOTTSDALE, ARIZONA 85258
CONTACT: CLAY RICHARDSON
PHONE: (480) 567-0520

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DEREK C. NICHOLS, P.E.
PHONE: (602) 335-8500
FAX: (602) 335-8580

ARCHITECT

BILTFORM ARCHITECTURE GROUP, LLC
11460 NORTH CAVE CREEK ROAD, SUITE 11
PHOENIX, ARIZONA 85020
CONTACT: JIM APPLGATE
PHONE: (602) 285-9200

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
303-75-580, 303-75-614, 303-75-613
PROJECT SITE ADDRESS:
WEST CHANDLER BOULEVARD
CHANDLER, ARIZONA 85224
PROJECT SITE AREA(S):
NET AREA = 6.49 AC
DISTURBED AREA = 6.5± AC
ZONING:
PAD

PUBLIC UTILITIES

WATER CITY OF CHANDLER
SEWER CITY OF CHANDLER
ELECTRIC SALT RIVER PROJECT
TELEPHONE CENTURYLINK
NATURAL GAS SOUTHWEST GAS
CABLE TV COX COMMUNICATIONS



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ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
COVER SHEET

DATE					
DESCRIPTION					
REV					



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	1 OF 6

DRAINAGE STATEMENT

1. THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
2. THE EXISTING SITE RECEIVES OFFSITE FLOW FROM THE ADJACENT HALF-STREETS OF PARKLANE BLVD. AND COMMONWEALTH BLVD.
3. THE EXISTING SITE DOES NOT RECEIVE OFFSITE FLOW FROM THE ADJACENT HALF-STREET OF CHANDLER BLVD. RETENTION FOR THIS AREA IS PROVIDED WITHIN A RETENTION BASIN AT THE SOUTHEAST CORNER OF CHANDLER BLVD. AND ARROWHEAD DR.
4. THE PROJECT IS PROVIDED RETENTION FOR ALL ONSITE AREAS AS WELL AS THE ADJACENT HALF-STREETS OF PARKLANE BLVD. AND COMMONWEALTH BLVD. RETENTION WILL NOT BE PROVIDED FOR THE ADJACENT HALF-STREET OF CHANDLER BLVD.
5. RETENTION IS PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT PLUS 10% ADDITIONAL VOLUME.
6. EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER OF THE SITE INTO COMMONWEALTH BLVD. AT THE ELEVATION OF 1199.9±.

RETENTION CALCULATIONS

$V_r = C \times (P/12) \times A \times 1.1$

DESIGN STORM: 100-YEAR, 2-HOUR + 10% ADDITIONAL

RAINFALL DEPTH, P: 2.20 INCHES

$V_p(\text{BASIN}) = 0.5 \times (\text{TOP CONTOUR AREA} + \text{BOTTOM CONTOUR AREA}) \times (\text{TOP CONTOUR ELEVATION} - \text{BOTTOM CONTOUR ELEVATION})$

$V_p(\text{PIPE}) = \pi \times (\text{DIAMETER}/2)^2 \times (\text{LENGTH})$

REQUIRED RETENTION VOLUME

BASIN ID	CONTRIBUTING DRAINAGE AREA, A (SF)	WEIGHTED RUNOFF COEFFICIENT, C*	RETENTION VOLUME REQUIRED, V _r (CF)
A	213,846	0.80	34,500
B	100,955	0.80	16,287
TOTAL	314,801		50,787

*WEIGHTED COEFFICIENTS DETERMINED USING C=0.80 FOR MULTIFAMILY.

PROVIDED RETENTION VOLUME

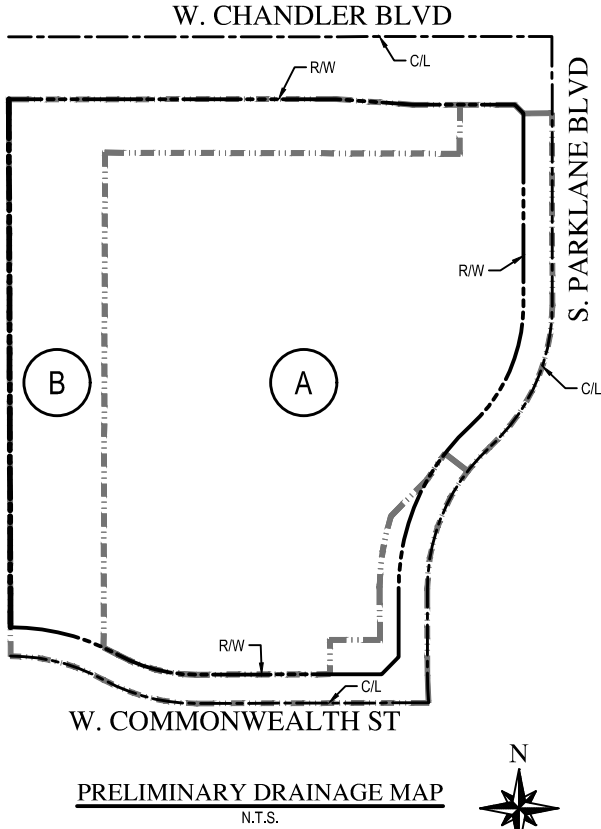
BASIN ID	TOP CONTOUR AREA (SF)	BOTTOM CONTOUR AREA (SF)	TOP CONTOUR ELEVATION	BOTTOM CONTOUR ELEVATION	RETENTION VOLUME PROVIDED, V _p (CF)	RETENTION VOLUME REQUIRED, V _r (CF)	AS-BUILT RETENTION VOLUME PROVIDED (CF)
A1	1,099	417	1200.50	1200.00	379	SEE TOTAL BELOW	
A2	440 LF - 10'Ø CMP				34,557		
A	TOTAL OF A1 + A2				34,936	34,500	
B	210 LF - 10'Ø CMP				16,493	16,287	
TOTAL					51,429	50,787	

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

MAP NUMBER	COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
	040044	2744	M	11/4/2015	X	N/A

FEMA FIRM NOTE (ZONE X)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN 'OTHER AREAS' ZONE X". ZONE X IS DESCRIBED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



PRELIMINARY DRAINAGE MAP
N.T.S.

LEGEND	
EXISTING SURVEY	PROPOSED GRADING, DRAINAGE & PAVING
SECTION LINE	MAJOR CONTOUR
RIGHT OF WAY	MINOR CONTOUR
PROPERTY LINE	SPOT ELEVATIONS
ROAD CENTERLINE	STORM DRAIN PIPE
EASEMENT	STORM DRAIN CATCH BASIN
SURVEY MARKER	SLOPE ARROW
UG ELECTRIC (BURIED CABLE)	GRADE BREAK/RIDGE
UG ELECTRIC (CONDUIT)	RIP RAP
UG ELECTRIC (DUCT BANK)	WALL ELEVATION
OVERHEAD ELECTRIC	ROOF DRAIN/DRAIN ARROW
OVERHEAD TELEPHONE	DRYWELL
UG TELEPHONE	SITE ULTIMATE OUTFALL LOCATION & ELEVATION
CABLE TELEVISION	CONCRETE SIDEWALK
OVERHEAD CABLE TELEVISION	CONCRETE PAVEMENT
TELEPHONE DUCT BANK	LIGHT DUTY ASPHALT PAVEMENT
BARBED WIRE FENCE	HEAVY DUTY ASPHALT PAVEMENT
CHAIN LINK FENCE	STREET/PARKING LIGHT
WOOD FENCE	
BLOCK WALL	PROPOSED WATER & SEWER
GAS LINE	WATER LINE
SEWER LINE	WATER LINE FITTINGS
STORM DRAIN PIPE	BACKFLOW PREVENTION DEVICE
IRRIGATION LINE	WATER VALVE
WATER LINE	FIRE DEPARTMENT CONNECTION
CURB	FIRE HYDRANT
MAJOR CONTOUR	WATER METER
MINOR CONTOUR	PLUG
VEGETATION	REDUCER
BUILDING	TAPPING SLEEVE & VALVE
SEWER MANHOLE	CURB STOP
STORM DRAIN MANHOLE	PRESSURE RELEASE VALVE
TELEPHONE MANHOLE	AIR/VACUUM RELEASE VALVE
SPOT ELEVATION	SEWER LINE
SIGN	SEWER MANHOLE
JUNCTION BOX/ RISER	CLEANOUT
FIRE HYDRANT	
WATER VALVE	
STREET/PARKING LIGHT	
UTILITY POLE	
CATCH BASIN	

ABBREVIATIONS					
A.L.	AREA LIGHT	G.M.	GAS METER	S.J.B.	STREET LIGHT JUNCTION BOX
ARV	AIR RELEASE VALVE	G.S.	GAS SERVICE	S.L.	STREET LIGHT
BB	BOTTOM OF BANK	G.T.	GREASE TRAP	S.L.E.	SLOPE EASEMENT
BC	BACK OF CURB	G.V.	GAS VALVE	S.L.M.	STREET LIGHT MAST ARM
BF	BOTTOM OF FOOTING ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE	SMH	SEWER MANHOLE
B.P.	BARRIER POST	HWE	HIGH WATER ELEVATION	SS	SEWER SERVICE
BSL	BUILDING SETBACK LINE	INV	INVERT ELEVATION	STA	STATION
BW	BOTTOM OF WALL ELEVATION	I.V.	IRRIGATION VALVE	S.V.E.	SIGHT VISIBILITY EASEMENT
C	CONCRETE ELEVATION	I.V.B.	IRRIGATION VALVE BOX	S.V.T.	SIGHT VISIBILITY TRIANGLE
C.B.	CATCH BASIN	L.E.	LANDSCAPE EASEMENT	S.W.E.	SIDEWALK EASEMENT
CF	CUBIC FEET	LF	LINEAR FEET	TB	TOP OF BANK
C.J.B.	CABLE TV JUNCTION BOX	LFF	LOWEST FINISHED FLOOR ELEVATION	TC	TOP OF CURB
CL	CENTER LINE	M.U.E.	MULTI-USE EASEMENT	TF	TOP OF FOOTING ELEVATION
C.O.	CLEAN OUT	NG	NATURAL GROUND ELEVATION	T.J.B.	TELEPHONE JUNCTION BOX
CO	CURB OPENING	P	PAVEMENT ELEVATION	TRW	TOP OF RETAINING WALL ELEVATION
C.T.R.	CABLE TV RISER	PAD	FINISHED PAD ELEVATION	TW	TOP OF WALL ELEVATION
DE	DRAINAGE EASEMENT	P.A.E.	PRIVATE ACCESS EASEMENT	U.E.	UTILITY EASEMENT
DG	DECOMPOSED GRANITE	P.L.	PARKING LIGHT	UG	UNDERGROUND
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE	U.P.	UTILITY POLE
D.W.	DRYWELL	P.M.	PARKING METER	VCP	VITRIFIED CLAY PIPE
EE	ELECTRICAL EASEMENT	P.P.	POWER POLE	VG	VALLEY GUTTER
E.M.	ELECTRICAL METER	PUE	PUBLIC UTILITY EASEMENT	V _p	VOLUME PROVIDED
E.O.	ELECTRICAL OUTLET	R.D.	ROOF DRAIN	V _r	VOLUME REQUIRED
E.S.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	RIM	RIM ELEVATION	W.B.O.	WATER BLOW OFF
FF	FINISHED FLOOR	R/W	RIGHT-OF-WAY	WE	WATER EASEMENT
FG	FINISHED GROUND	S	SLOPE	W.F.	WATER FAUCET
FH	FIRE HYDRANT	SD	STORM DRAIN	WO	WALL OPENING
FT/FT	FOOT PER FOOT	S.D.E.	STORM DRAIN EASEMENT	W.S.	WATER SERVICE
FL	FLOW LINE ELEVATION	SDMH	STORM DRAIN MANHOLE	WSE	WATER SURFACE ELEVATION
G	GUTTER ELEVATION	SE	SEWER EASEMENT	W&S.E.	WATER & SEWER EASEMENT
GB	GRADE BREAK				



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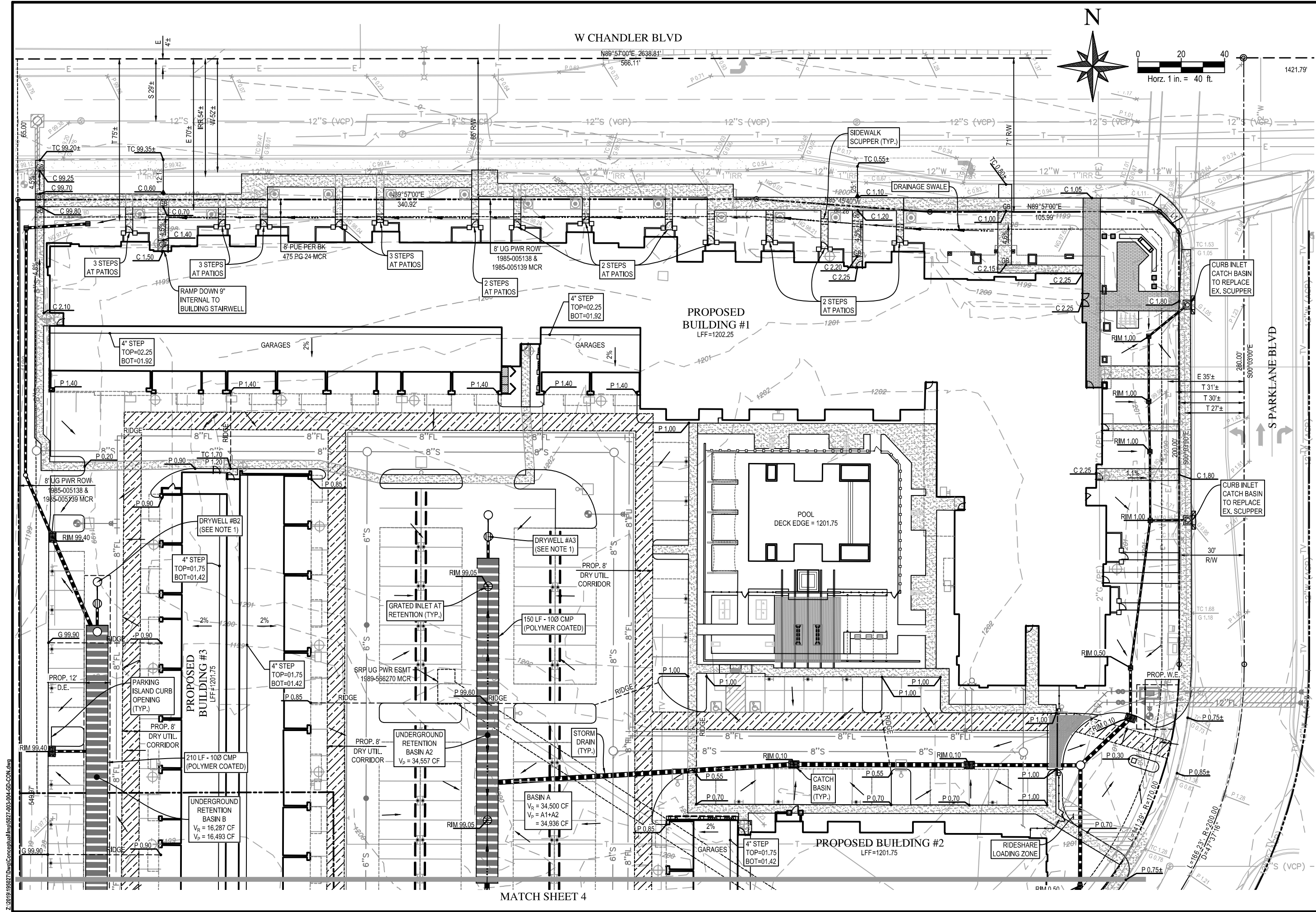


ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
NOTES

DATE					
DESCRIPTION					
REV					



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	2 OF 6



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MATCH SHEET 4



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ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE, WATER & SEWER PLAN
CHANDLER, ARIZONA
PRELIMINARY GRADING & DRAINAGE PLAN

DATE	
DESCRIPTION	
REV	
6/19/21	DEREK C. NICHOLS
EXPIRES 03-31-22	
SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	3 OF 6

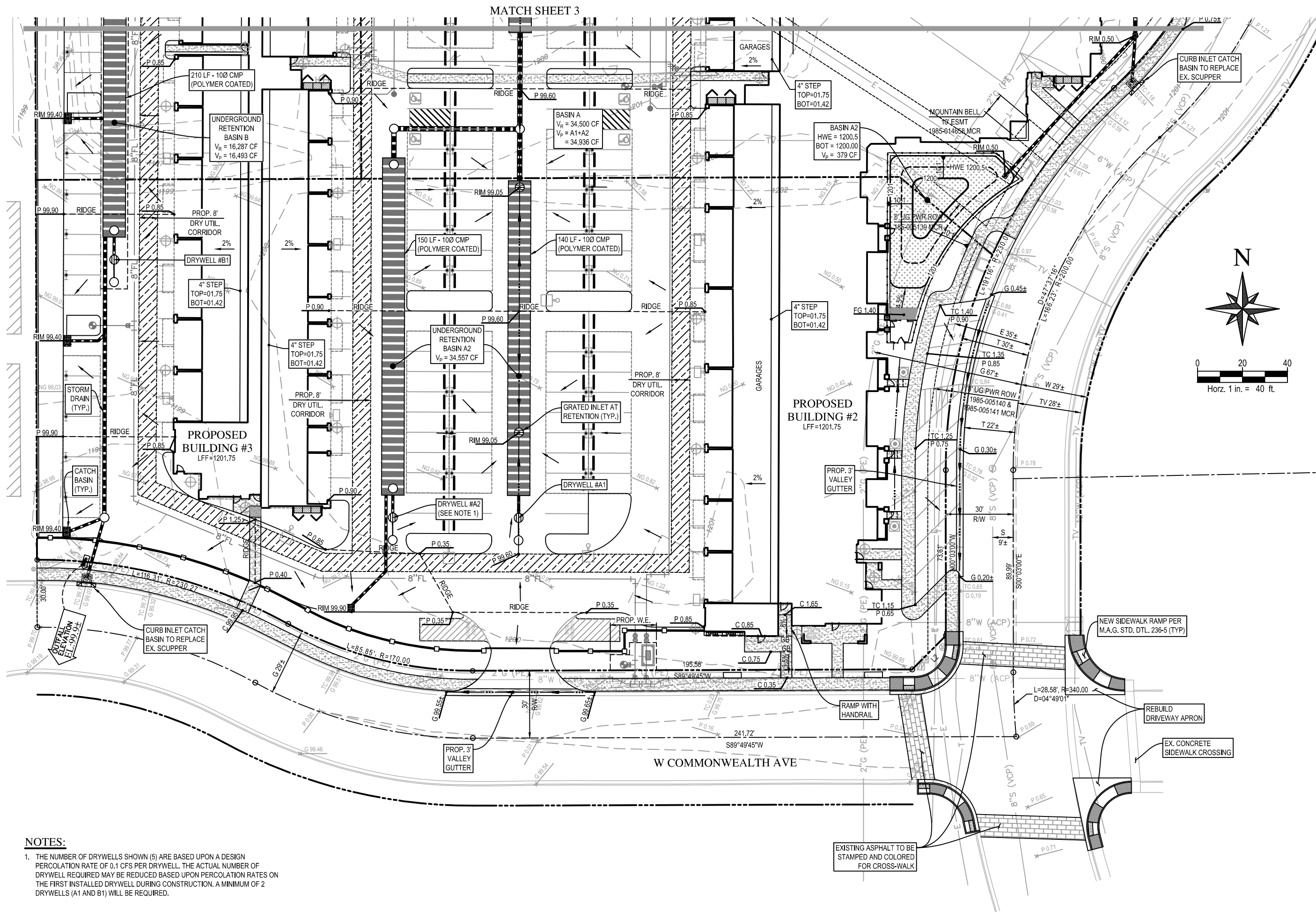
CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS

ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
PRELIMINARY GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

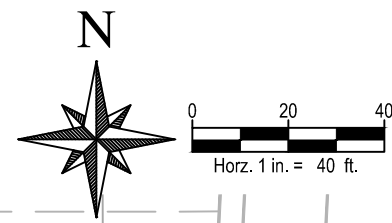
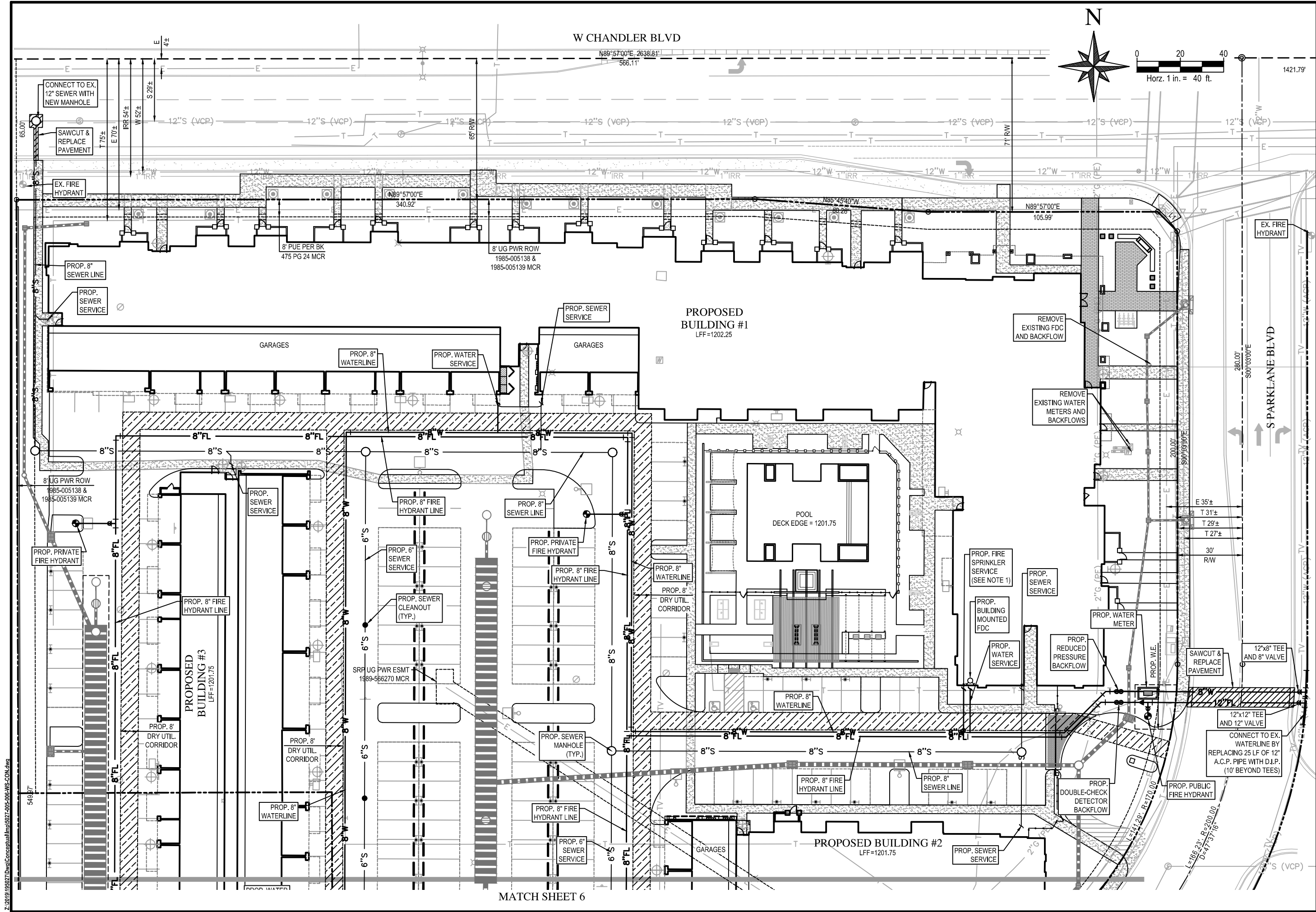


SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	
4	OF 6



NOTES:

1. THE NUMBER OF DRYWELLS SHOWN (5) ARE BASED UPON A DESIGN PERCOLATION RATE OF 0.1 CFS PER DRYWELL. THE ACTUAL NUMBER OF DRYWELL REQUIRED MAY BE REDUCED BASED UPON PERCOLATION RATES ON THE FIRST INSTALLED DRYWELL DURING CONSTRUCTION. A MINIMUM OF 2 DRYWELLS (A1 AND B1) WILL BE REQUIRED.



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ARIZONA
Arizona Blue Stake, Inc.
1/4" = 1" or 1/8" STAKE (1/2" DIA.)
In Maricopa County (925) 265-1100

ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
WATER & SEWER PLAN

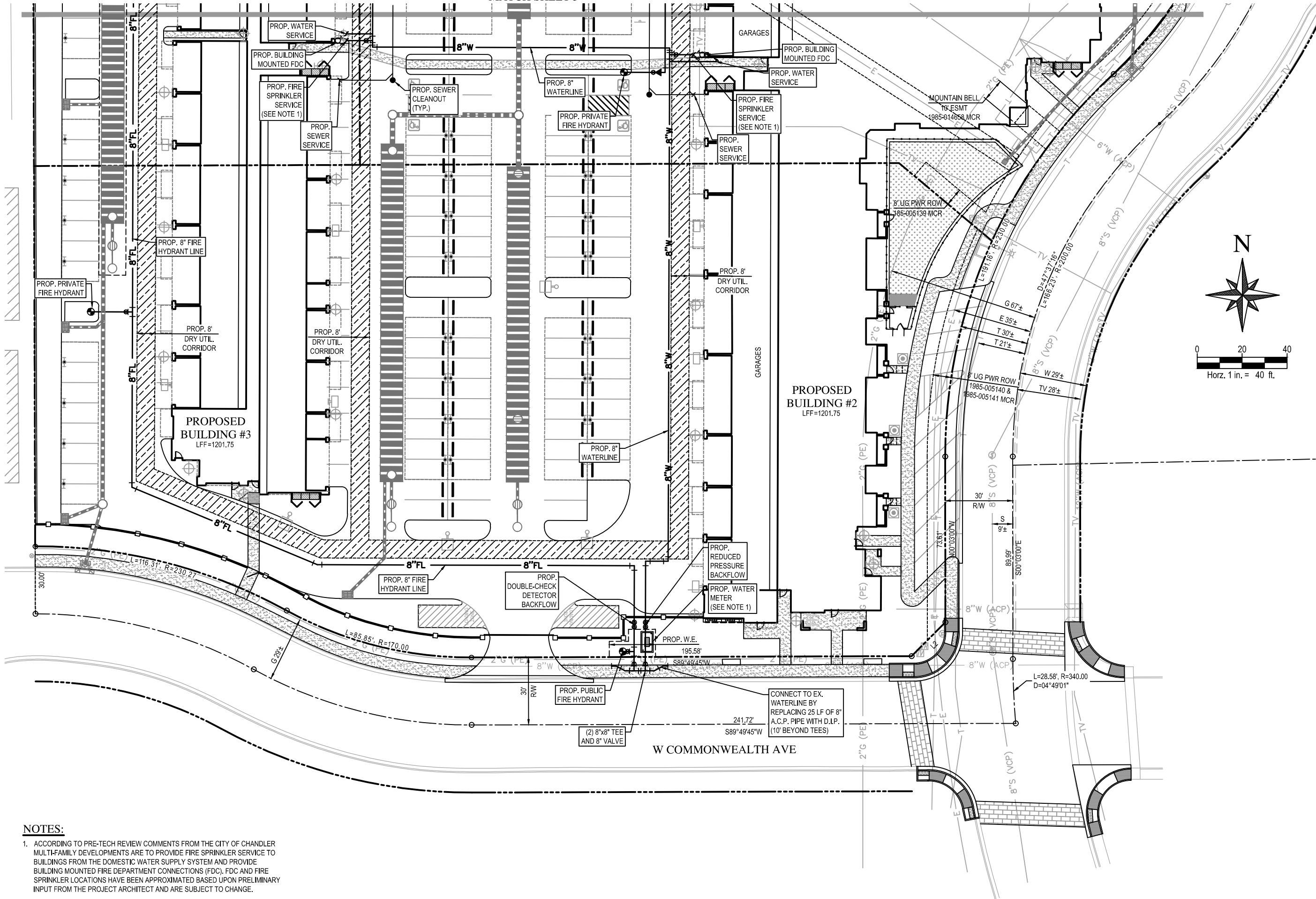
REV	DATE	DESCRIPTION

Professional Engineer
DEREK C. NICHOLS
61601
EXPIRES 03-31-22

SCALE (HORIZ.) 1" = 40'
SCALE (VERT.) N/A
DATE 09/30/2020
JOB NUMBER 195027
SHEET 5 OF 6

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CHECKED BY: DCN DESIGNED BY: DCN DRAFTED BY: JRS



NOTES:

1. ACCORDING TO PRE-TECH REVIEW COMMENTS FROM THE CITY OF CHANDLER MULTI-FAMILY DEVELOPMENTS ARE TO PROVIDE FIRE SPRINKLER SERVICE TO BUILDINGS FROM THE DOMESTIC WATER SUPPLY SYSTEM AND PROVIDE BUILDING MOUNTED FIRE DEPARTMENT CONNECTIONS (FDC). FDC AND FIRE SPRINKLER LOCATIONS HAVE BEEN APPROXIMATED BASED UPON PRELIMINARY INPUT FROM THE PROJECT ARCHITECT AND ARE SUBJECT TO CHANGE.

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In Maricopa County: (602) 265-1100

ALTA CHANDLER AT THE PARK
PRELIMINARY GRADING, DRAINAGE,
WATER & SEWER PLAN
CHANDLER, ARIZONA
WATER & SEWER PLAN

DATE	
DESCRIPTION	
REV	

Professional Engineer
61601
DEREK C. NICHOLS
EXPIRES 03-31-22

SCALE (HORIZ.)	1" = 40'
SCALE (VERT.)	N/A
DATE	09/30/2020
JOB NUMBER	195027
SHEET	6 OF 6